

BOUNTIFUL CITY COUNCIL

TUESDAY, October 22, 2024

6:00 p.m. – Work Session

7:00 p.m. - Regular Session

NOTICE IS HEREBY GIVEN on the Utah Public Notice Website, the Bountiful City Website and at Bountiful City Hall not less than 24 hours prior to the meeting that the City Council of Bountiful, Utah will hold its regular Council meeting at **City Hall, 795 South Main Street, Bountiful, Utah**, at the time and on the date given above. The public is invited to all meetings. Deliberations will occur in the meetings. Persons who are disabled as defined by the Americans With Disabilities Act may request an accommodation by contacting the Bountiful City Manager at 801.298.6140. Notification at least 24 hours prior to the meeting would be appreciated.

If you are not on the agenda, the Council will not be able to discuss your item of business until another meeting. For most items it is desirable for the Council to be informed of background information prior to consideration at a Council meeting. If you wish to have an item placed on the agenda, contact the Bountiful City Manager at 801.298.6140.

The meeting is also available to view online, and the link will be available on the Bountiful City website homepage (www.bountifulutah.gov) approximately one hour prior to the start of the meeting.

AGENDA

6:00 p.m. – Work Session

1. Trail naming discussion – Ms. Amber Corbridge p. 3
2. General Plan update – Mr. Francisco Astorga p. 7

7:00 p.m. – Regular Meeting

1. Welcome, Pledge of Allegiance and Thought/Prayer
2. Public Comment – If you wish to make a comment to the Council, please use the podium and clearly state your name and address, keeping your comments to a maximum of two minutes. Public comment is limited to no more than ten minutes per meeting. Please do not repeat positions already stated. Public comment is a time for the Council to receive new information and perspectives.
3. Consider approval of the minutes of the previous meeting held on October 8, 2024 p. 25
4. Council reports
5. Consider approval of:
 - a. Expenditures greater than \$1,000 paid on October 2 & 9, 2024 p. 33
 - b. August 2024 Financial Report p. 37
6. Swearing in of new Councilmember Beth Child – Ms. Shawna Andrus
7. Consider approval of Ordinance 2024-07 amending Chapter 4 Single-Family Residential, Permitted, Conditional and Prohibited Uses §14-4-103 of the Land Use Code – Ms. Amber Corbridge p. 53
8. Consider approval of a lot line adjustment at 1785 South 1450 East and 1501 East Mueller Park Road – Ms. DeAnne Morgan p. 75
9. PUBLIC HEARING and presentation on the RAP tax reauthorization – Mr. Galen Rasmussen p. 83
10. Consider approval of the purchase of a 2025 Ford F-550 4x4 diesel crew cab and chassis from Performance Ford Truck Country in the total amount of \$70,917 – Mr. Allen Johnson p. 87
11. Consider approval of the purchase of a 2025 Ford F-550 4x4 diesel regular cab and chassis from Performance Ford Truck Country in the total amount of \$67,447 – Mr. Allen Johnson p. 89
12. Consider approval of the purchase of a 2025 Ford Explorer XLT 4x4 SUV from Performance Ford Truck Country in the total amount of \$43,097 – Mr. Allen Johnson p. 91
13. Consider approval of the purchase of a 500 KVA transformer from Irby in the amount of \$33,335 – Mr. Allen Johnson p. 93
14. Consider approval of a Metal-Clad Switchgear from Powell Electric Systems, Inc. in the amount of \$782,437 – Mr. Allen Johnson p. 95
15. Consider approval of a power transformer from Virginia Transformer Corporation in the amount of \$1,504,520 – Mr. Allen Johnson p. 97
16. Consider approval of an additional \$45,990 for additional boring from Big Iron Drilling in the total approved amount of \$298,420 – Mr. Allen Johnson p. 99
17. Adjourn


City Recorder

City Council Staff Report



Subject: Proposed Bountiful Trail Names
Author: Amber Corbridge, Senior Planner
Todd Christensen, Assistant City Engineer
Date: October 22, 2024

Background

The City Council reviewed trail names on August 13, 2024, and gave general consent on adopting the trail names, except for the naming of trail 304/305. Additionally, Staff has recommendations for minor trail names changes as discussed below.

Analysis

The Committee established the following guidelines for how to name trails:

1. Three syllables or less
2. No names of business or living persons (not accepting donations for “sponsored” trails)
3. Not something you would want to say in front of your grandmother (no vulgarity, lewd titles, etc.)
4. No slang (from any generation)
5. Not presumptuous
6. Not horrible/dangerous sounding
7. No puns
8. Doesn’t end with the word “trail”
9. Descriptive of the trail
10. Can be a part of a theme if the theme is established early enough to encompass most trails of given area
11. Not shared by other trails in Utah

The following are recommended minor changes:

- A. *“Summerwood Sunset”* to *“Sunset”*: This change meets the criteria above for number of syllables. The trailhead connecting to this trail is commonly known as Summerwood, but is named Hidden Lake Trailhead, and removing summerwood from the name would avoid naming confusion.
- B. *“Bring it Home”* to *“Hornet”*: The trail from the bridge at the bottom of trail numbered 305 to BST has two trail segments/names. The short segment from the bridge to *Maple Syrup* is named “Bring it Home” and the segment from *Maple Syrup* to *BST* is named “Hornet”. It is recommended that the entire trail is one name, specifically “Hornet” as it is more commonly used for this trail.

Staff requests direction from the Council on the naming of Trail 304/305.

The United States Forest Service (USFS) has the final decision of trail names within their jurisdiction. All trail names approved by the Council within USFS will be submitted to them for final approval.

Recommendation

Staff recommends City Council approve the proposed trail names outlined above.

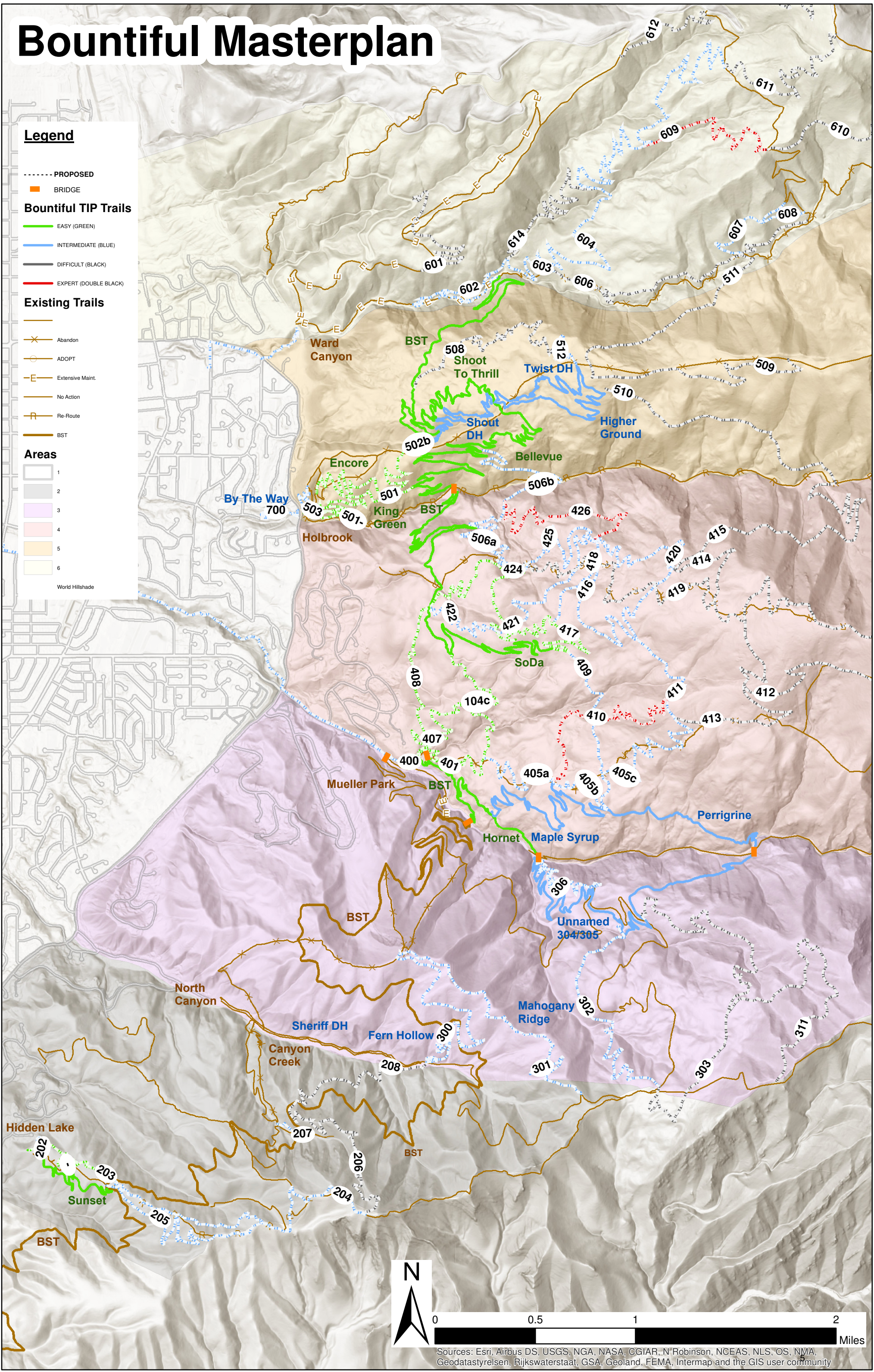
Attachments

1. Trails Master Plan Map with Proposed and Approved Trail Names

Bountiful Masterplan

Legend

- PROPOSED
- BRIDGE
- Bountiful TIP Trails**
- EASY (GREEN)
- INTERMEDIATE (BLUE)
- DIFFICULT (BLACK)
- EXPERT (DOUBLE BLACK)
- Existing Trails**
- Abandon
- ADOPT
- Extensive Maint.
- No Action
- Re-Route
- BST
- Areas**
- 1
- 2
- 3
- 4
- 5
- 6
- World Hillshade



City Council Staff Report



Subject: Work Session General Plan Direction: Existing Conditions Report
Author: Francisco Astorga, AICP, Planning Director
Date: October 22, 2024

Background

The City Council has been having work session discussions during 2024 to review the current comprehensive general plan update. The updated general plan, Bountiful by Design, is intended to provide the City with guidance in decision-making over the next 20 years. On September 24, 2024, the City Council held a work session discussion to review the drafted Existing Conditions Report.

Analysis

Staff requests that Council continue reviewing the drafted Existing Conditions Report and provide direction regarding this section of the comprehensive general plan update. As currently drafted the Existing Conditions Report includes the following:

- Introduction
- Population and Demographics
- Land Use
- Economy
- Housing
- Transportation
- Service & Infrastructure

The purpose of this Existing Conditions Reports to provide a snapshot of Bountiful as it exists today, how it looked in the past, and to examine some predictions about what it may look like in the future. During the work session of September 24, 2024, the Council reviewed and provided comments for the following sections: Economy, Housing, and Transportation (approx. ½ of the chapter).

Staff requests to continue reviewing the Existing Conditions Report. To help focus the discussion, staff would like the Council to consider the following for each remaining section:

1. Does the written description generally describe the existing conditions adequately;
2. Do the related charts, graphs, or maps help clarify the text; and
3. Is there any additional information that should be included?

Department Review

This Staff Report was written by the Planning Director and reviewed by the City Manager.

Significant Impacts

None.

Recommendation

Staff requests that the Council provide input regarding the drafted Existing Conditions Report.

Attachments

1. Draft of the general plan Existing Conditions Report [Start of top of page 5]

TRANSPORTATION

AT A GLANCE

Bountiful, like many of its neighbors is working to expand opportunities for all modes of transportation. The community is regionally connected with the close proximity of I-15 and Highway 89 has in recent years started to look towards enhanced alternative regional public transportation.

ANALYSIS

Relevant Plans, Documents, and Projects

The following is a summary of previous planning efforts by Bountiful and regional partners that identify issues and opportunities, goals, and future projects to enhance mobility.

2019 Trails Master Plan

The purpose of the 2019 Trails Master Plan is to update and document the needs assessment component of the project; establish an updated vision, goals, and objectives; identify proposed improvements to the existing system; recommend trail signage and wayfinding elements; and provide preliminary estimates of construction costs for priority projects. The updated vision states – “Bountiful will provide a comprehensive and diverse trail system that provides for and encourages healthy lifestyles, social engagement, and access to the natural environment.”

Wasatch Front Regional Council 2019-2050 Regional Transportation Plan (RTP)

The 2019-2050 RTP sets forth the 31-year strategy for regional-scale transportation investments for all modes of transportation. The Plan was created to identify needed infrastructure to respond to regional growth, ensure maintenance of the existing transportation system, and identify opportunities for improvements across modes such as active transportation networks and high-capacity transit. Identified in the Plan is the proposed Davis-SLC Community Connector Bus Rapid Transit (BRT) which would run through and include stations in Bountiful.

Roadway Conditions

The western portions of Bountiful borders the freeway and other major north/south thoroughfares. There is a north/south arterial evenly spaced across the city, roughly half a mile to one mile apart. Similarly, there are east and west arterials spread even across the city, spaced about three quarters of a mile apart.

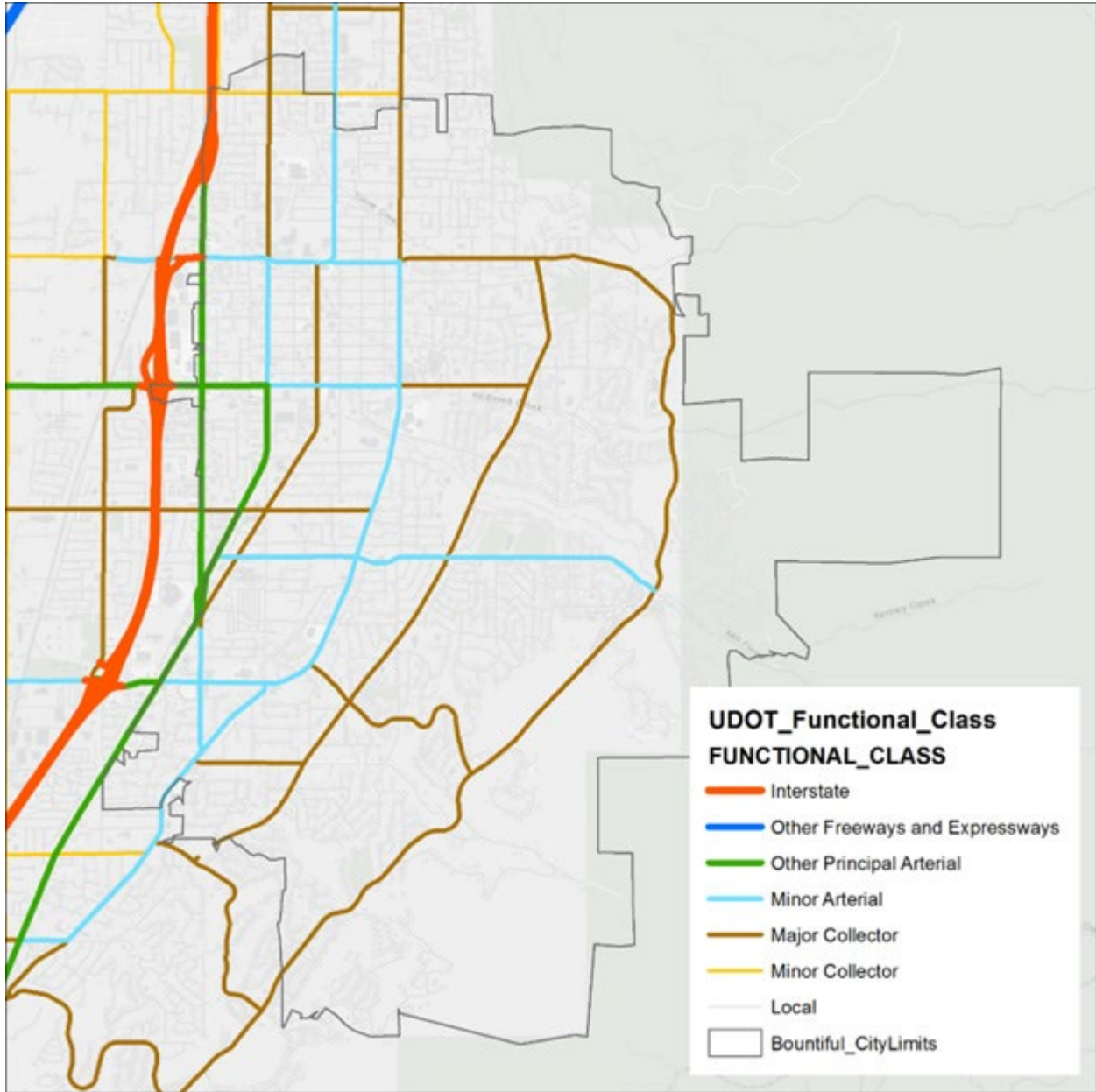


Figure 6.1 Existing Roadway Network Classification (2022)
Source: Utah Geospatial Resource Center, 2022

Facility	Segment	Segment Distance	AADT
I-15 NB FWY	W 500 S – W 1600 N	4.2 miles	636,196
500 S	S 500 W – Orchard Dr	1.0 miles	103,500
500 W	HWY 89 – Orchard Dr	2.6 miles	88,130
400 N	HWY 89 – 400 E	0.6 miles	38,716
2600 S	HWY 89 – S 500 W	0.2 miles	26,600
Orchard Dr	S 200 W – E North Canyon Rd	0.3 miles	20,110
HWY 89	W 2600 S – HWY 68	0.4 miles	19,176
400 N	N Main St – N 400 E	0.4 miles	18,472
400 E	E 500 S – E 400 N	0.7 miles	17,038

Figure 6.2 Streets with Highest AADT (2019)

Bountiful, UT

Residential Vehicle Miles Traveled (VMTs)

VMT per capita in this geography, typical weekday

Week of Sep 20, 2021 to the week of Sep 19, 2022

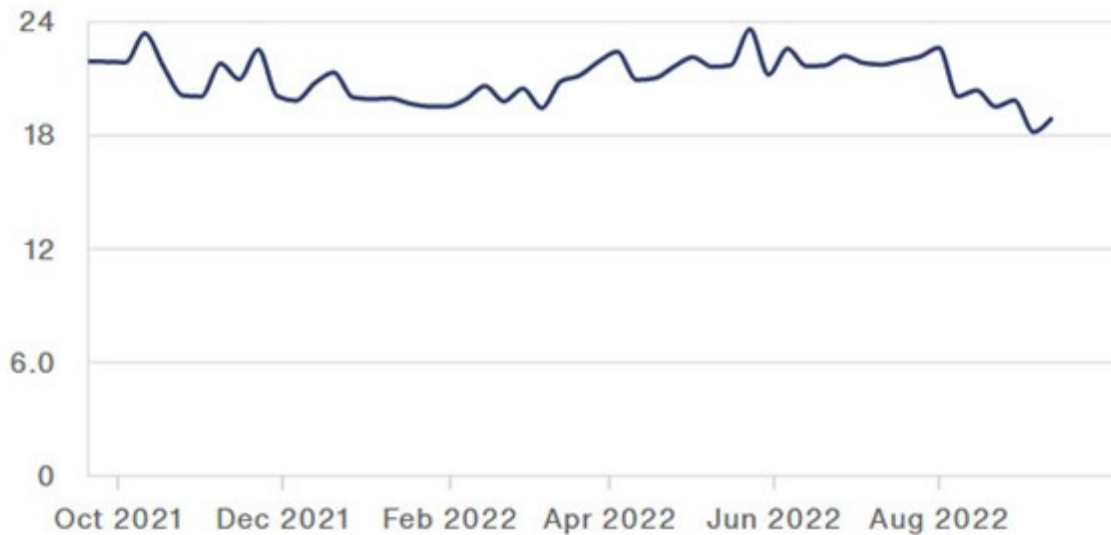


Figure 6.3 Source: Replica, 2022

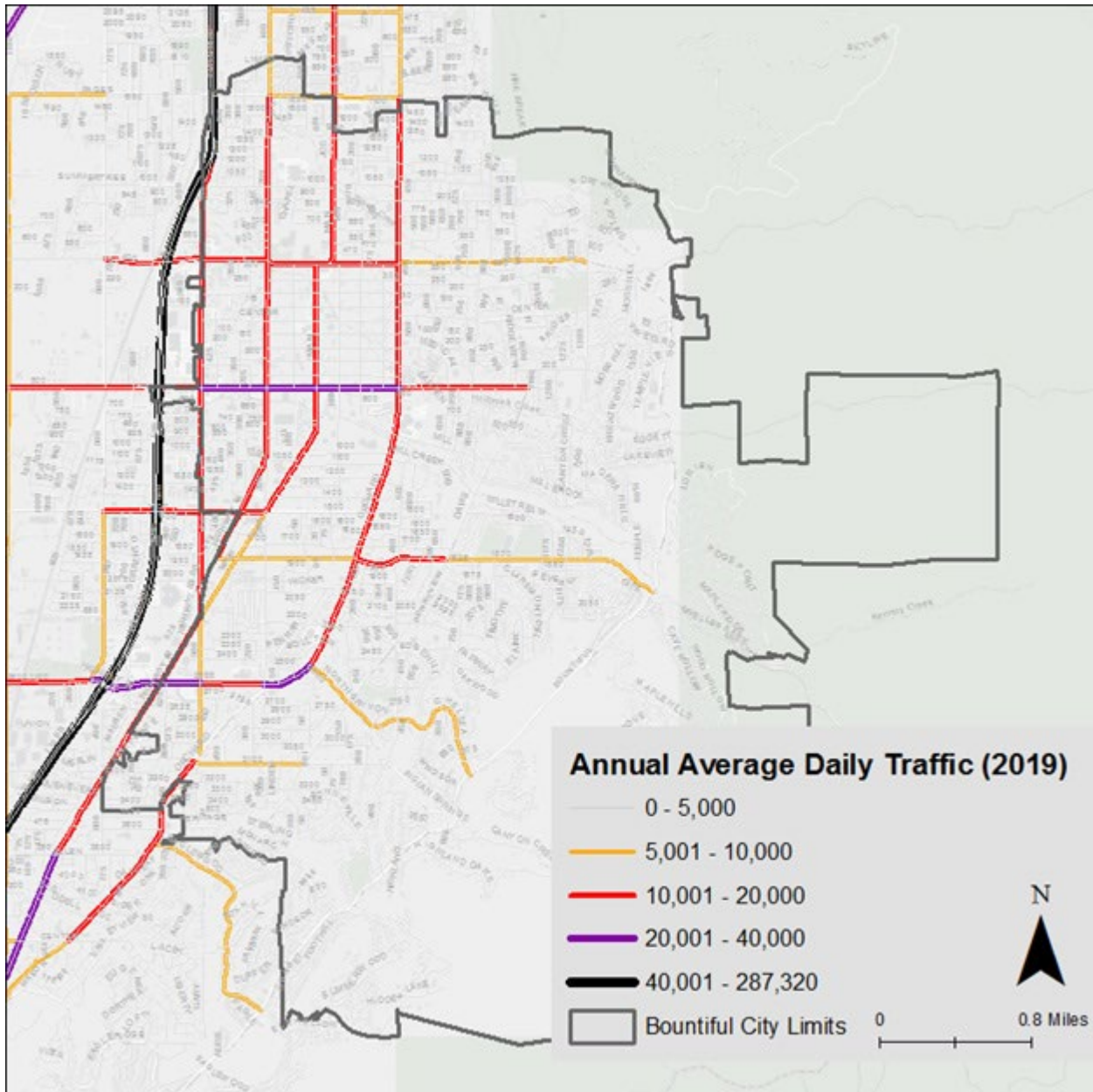


Figure 6.4 Annual Average Daily Traffic (2019)
Source: Wasatch Front Regional Council Data Portal, 2019

[\[Start review here 10.22.2024\]](#)

In 2021, Bountiful had a total of 623 vehicle collisions. According to Figure 1, 2 percent (12 incidents) of these collisions caused serious injuries and 25% (158 incidents) caused injuries or minor injuries. A large majority of these collisions involved a teen or older adult driver (around 40%), with holiday- and speed-related collisions following closely thereafter (about 22%).

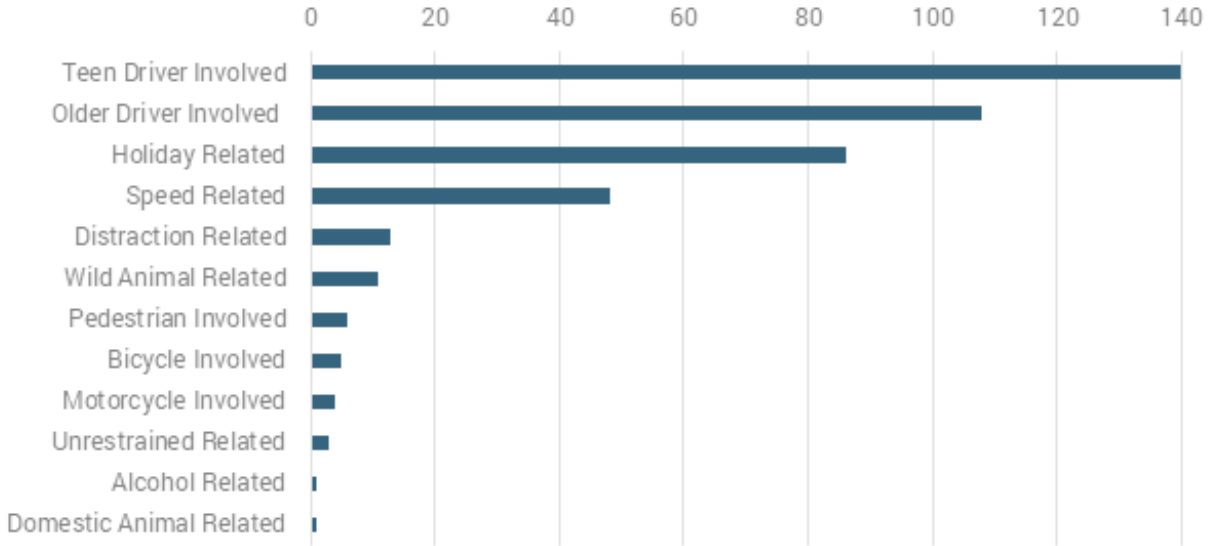


Figure 6.5 Primary Collision Factors (2021)
 Source: Utah Department of Public Safety Crash Portal, 2021

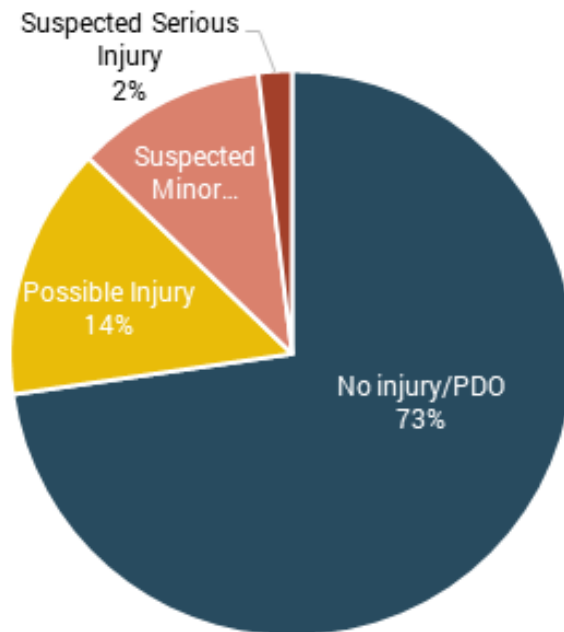


Figure 6.6 Share of Collision Injury Severity (2021). Source: Utah Department of Public Safety Crash Portal, 2021

Intersections with the highest rates of collisions include 500 West & 500 South, 400 North & 500 West, 500 South & I-15, and Main Street & 500 South. Intersections with recorded collisions in 2021 are shown in Figure 3, with the predominant severity represented as dark orange for suspected serious injuries, light orange for suspected minor injuries, yellow for possible injuries, and blue for no injuries.

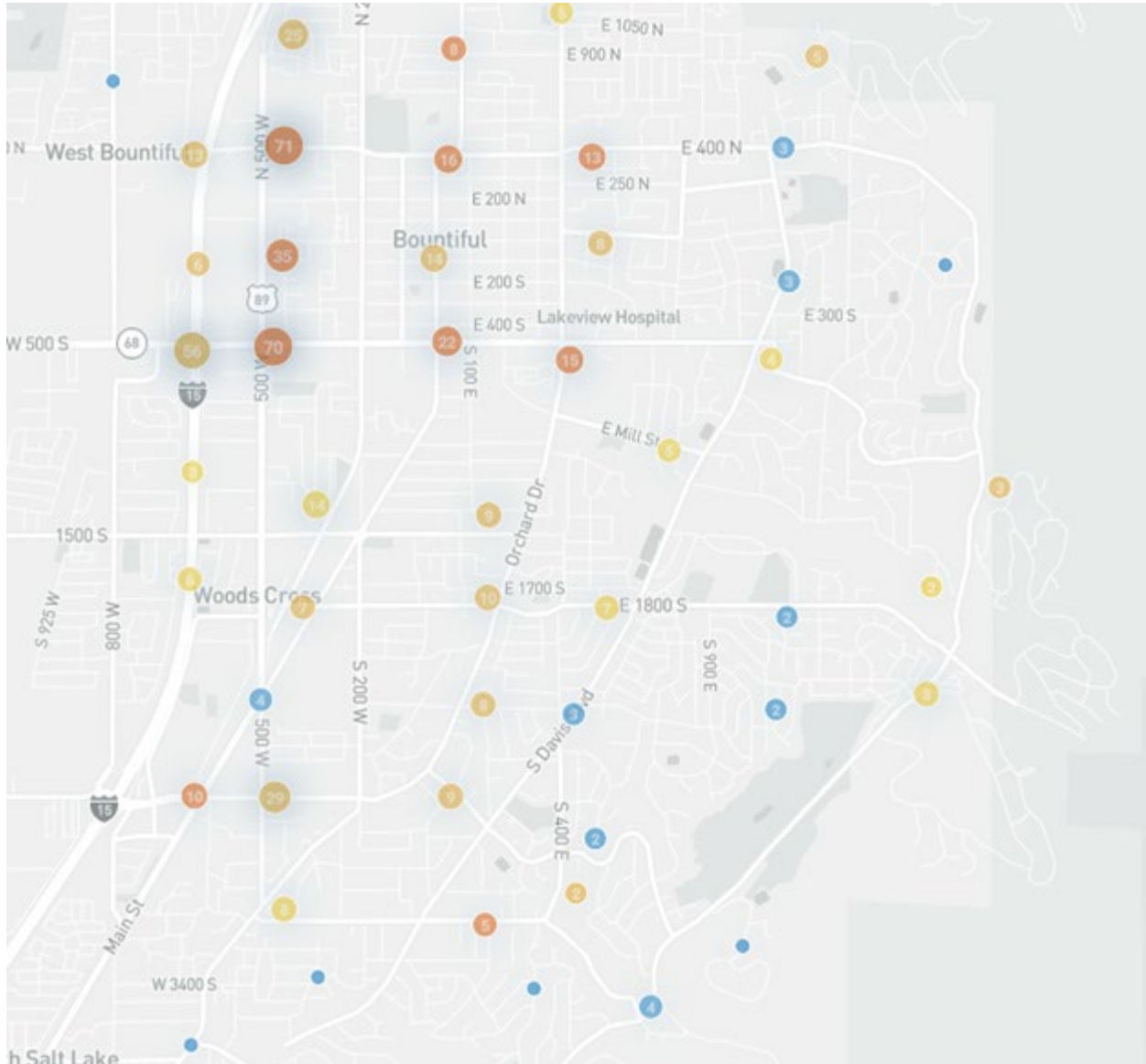


Figure 6.7 Collision Hotspots (2021)

Source: Utah Department of Public Safety Crash Portal, 2021

Transit Conditions

Public transit in Bountiful is currently limited. The existing transit in the area primarily operates along north-south routes that serve intra-county travel needs, as well as services that connect Davis and Weber Counties.

Existing Transit Service

Transit that currently serves Bountiful is inconsistent and inaccessible for some travelers. There are two (2) regular bus routes, the 470 (Ogden-Salt Lake Intercity line) and the 455 (UofU-Davis County-Weber State University line). There is only one stop for one bus route (455 located at Pages Lane and 400 East, LDS Church) designated as a Park-and-Ride location. The FrontRunner commuter rail is located in Woods Cross City west of the City.

Route 470	Weekday	Saturday	Sunday
Peak Frequency	15 minutes	23 minutes	20 minutes
Off-Peak Frequency	40 minutes	35 minutes	40 minutes
Hours of Operation	3:55 AM-1:01 AM	5:30 AM-1:02 AM	6:50 AM-10:59 PM
Daily Trips	38 to Ogden	33 to Ogden	30 to Ogden
	38 to SLC	32 to SLC	30 to SLC
Boardings (2021)	23,656	17,402	12,497

Figure 8 Existing Fixed Route Transit Information (Route 470)

Route 455	Weekday	Saturday	Sunday
Peak Frequency	20 minutes	N/A	N/A
Off-Peak Frequency	60 minutes	N/A	N/A
Hours of Operation	4:10 AM-10:53 PM	N/A	N/A
Daily Trips	24 to Ogden	N/A	N/A
	24 to University of Utah		
Boardings (2021)	8,313	N/A	N/A

Figure 6.9 Existing Fixed Route Transit Information (Route 455)

While the 470 and the 455 have very long spans and a significant number of daily trips, their frequency lacks consistency. There are seemingly no true “peak” or “off-peak” hours with consistent patterns of headways. For example, the 455 bus between the hours of 4:55AM and 10:20AM has a sequence of headways of 30 minutes, 23 minutes, 10 minutes, 10 minutes, 25 minutes, 40 minutes, 15 minutes, 45 minutes, 75 minutes. The 455 also has 50% of stops that are not served every trip. Key destinations along the 455 include Lakeview Hospital, Zesiger Park, and Bountiful High School. The 470 runs along

Main Street and its key destinations include Bountiful Davis Art Center, Five Points Park, and a collection of apartments.

UTA OnDemand (South Davis County Zone)

Bountiful and its surrounding municipalities also fall within UTA On Demand’s South Davis zone. This on demand service is an app-based shared ride program that connects riders close to their destinations. It is corner-to-corner, delivering customers close to their destination.

The app for this service is also integrated with UTA TRAX and Frontrunner stations, with the rail lines offering designated pick-up/drop-off locations. UTA OnDemand is the only connecting service in Bountiful between transit lines and the FrontRunner service at Woods Cross Station west of the city. The regular adult fee is currently \$2.50, the same fare as a standard one-way transit trip, and it operates Monday to Friday from 6am to 9pm. There is also an option to request a wheelchair accessible van.

Paratransit and Rideshare

UTA offers alternative transportation services including paratransit and rideshare offerings. Paratransit buses are designed for people who require individualized services. Riders must be approved through an interview and abilities assessment process. Once accepted, they can order curb-to-curb transportation through an advanced scheduling system.

UTA also offers a vanpool system that allows commuters to share a ride with up to 14 other riders while saving money and allowing riders to take advantage of using the carpool lane. Each rider pays a monthly fare based on the average miles per month they travel and the number of riders in their van. Standard vehicle expenses including gas, insurance, and maintenance are included in the fare. Authorized vanpool drivers can use the van for up to 50 miles of personal driving every month. UTA also provides first and last mile solutions through RideVan Plus, a hybrid commuting option for commuters who take the train. Riders take FrontRunner or TRAX service to the station nearest to their place of employment, then as a group with at least seven of their coworkers, drive a vanpool vehicle to work (workplace must be within 10 miles of a UTA bus stop or rail station).

Regional Rail

UTA offers numerous free Park-and-Ride lots throughout their entire operational area. The Church of Jesus Christ of Latter-day Saints has designated many of its church parking lots for the use of Park-and-Ride lots (see figure below). All lots operate Monday through Saturday and provide commuters convenient access to UTA route 455.

UTA Park & Ride Locations in Bountiful
650 E. 400 North
640 S. 750 East
455 S. 1200 East
1540 N. 400 East
2505 S. Davis Blvd

Figure 6.10 UTA Park & Ride Lot Locations

Source: UTA

Future Transit Service

UTA is currently planning public transportation improvements to support growth between southern Davis County and northern Salt Lake County. The Davis-SLC Community Connector is a proposed bus

rapid transit (BRT) system connecting communities to opportunities such as jobs, entertainment, and recreation. The BRT will have multiple benefits for riders and the surrounding communities, such as connections to other UTA modes such as FrontRunner, TRAX, and local bus circulators, 10-minute frequencies during weekday peak (15-minute frequency during off-peak and Saturdays), transit signal priority to reduce wait times at intersections, and opportunity for economic growth and revitalization. The proposed BRT alignment will run service from Salt Lake City, University of Utah Research Center through Bountiful, and up to Farmington Station Park and connect with TRAX & Streetcar Stations, FrontRunner, and the other regional bus lines.

Bicycle and Trail Conditions

Bountiful's bicycle infrastructure is very limited. The City's existing bicycle facilities (bike lanes) are shown in Figure 12. Bountiful's bicycle network is anchored by a 3.66-mile bicycle path along Davis Boulevard from Carriage Lane, continuing north towards 400 North and approximately 5 miles along Bountiful Boulevard from 1300 East towards the south end of the City. There is also a short, 0.6-mile bicycle path present along 100 East from 400 North to 500 South.

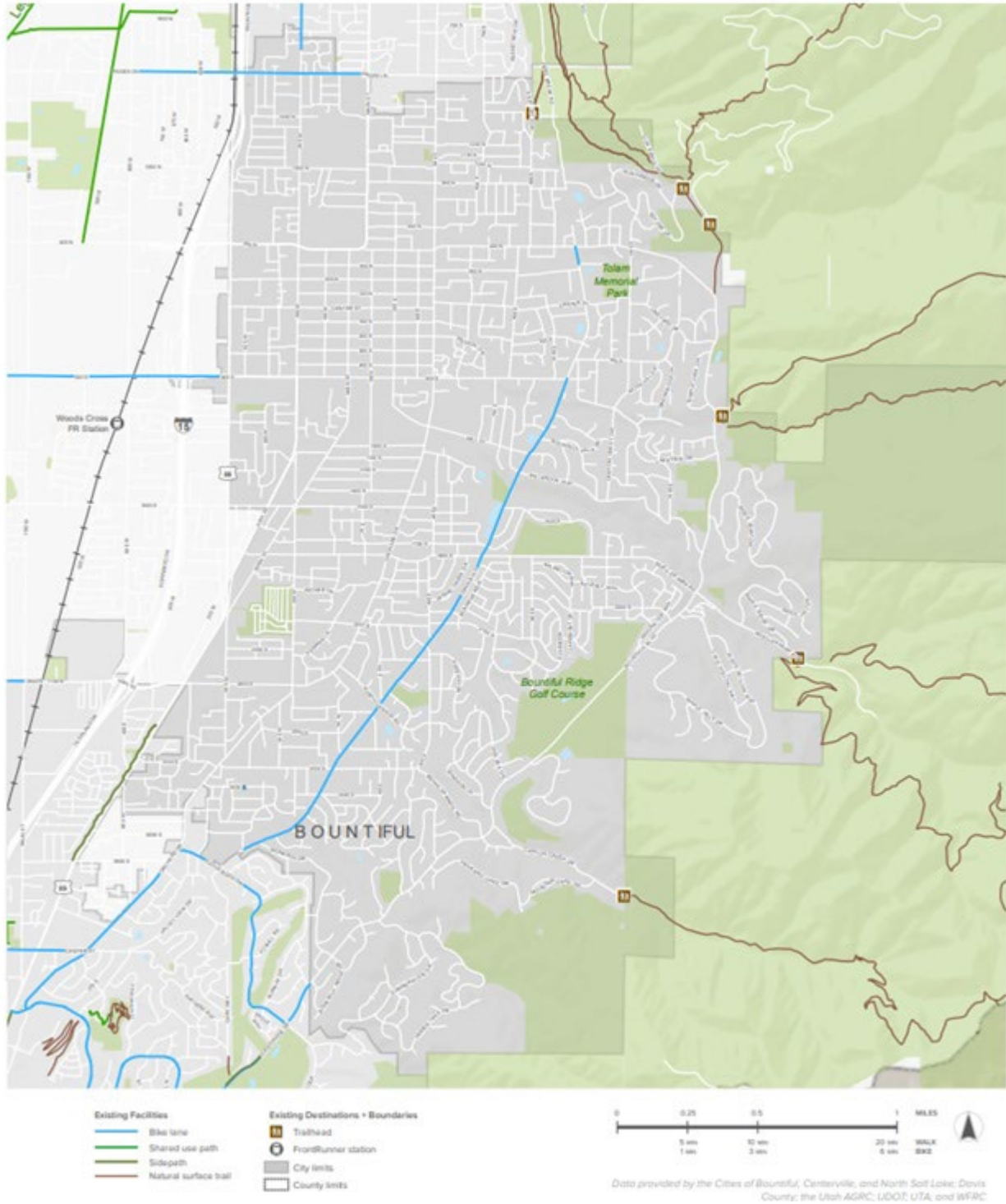


Figure 6.11

Intersections with the highest rates of collisions involving bicycles include Main Street and 1800 South, 200 West and 850 South, 400 North and Orchard Drive, 400 North and 500 West, and 200 West and Pages Lane. Intersections with recorded bicycle collisions in 2021 are shown in Figure 6.12.

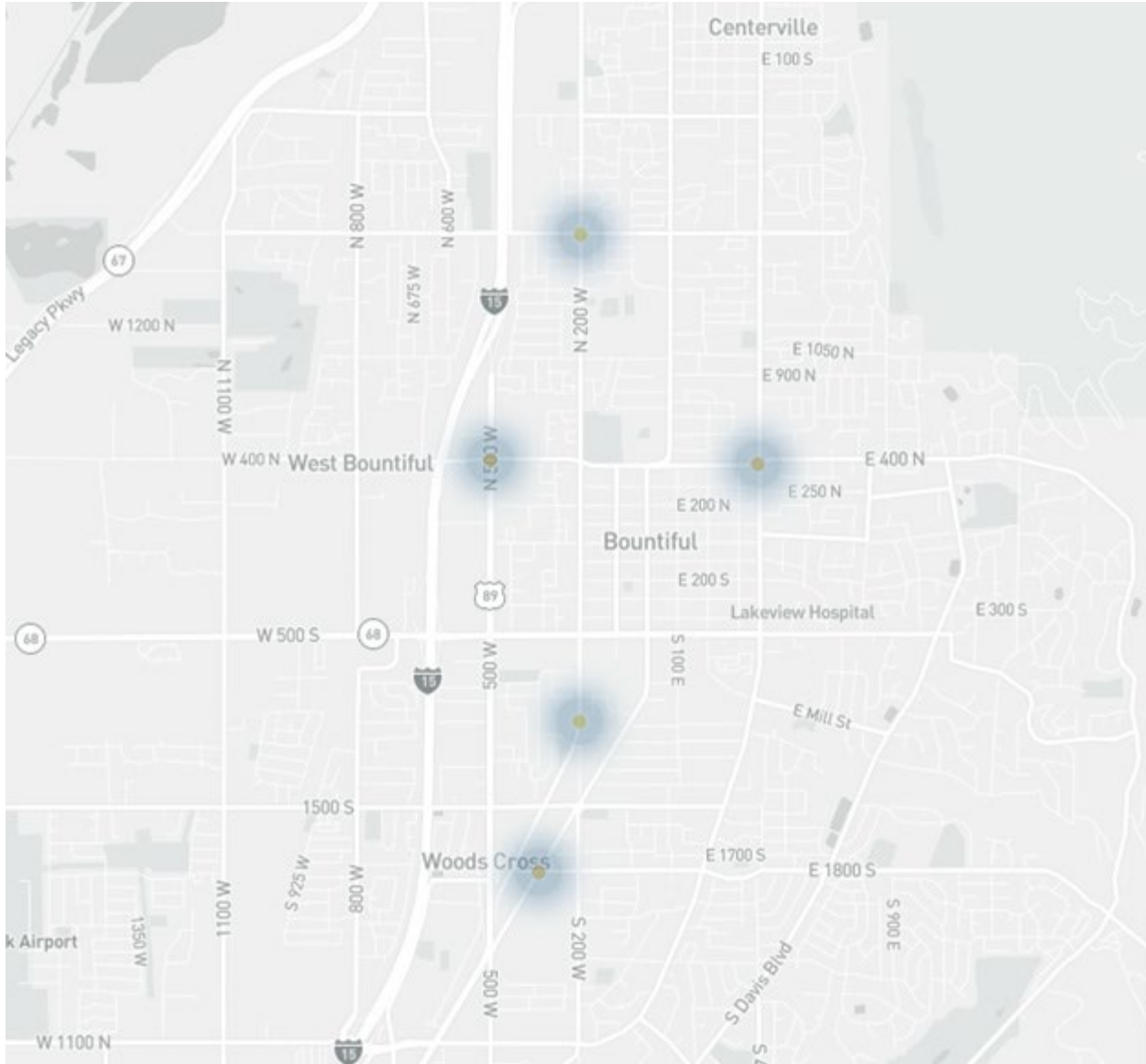


Figure 6.12 Bicycle Collision Hot Spots (2021)
 Source: Utah Department of Public Safety Crash Portal, 2021

Trail Conditions

As shown in Figure 14, Bountiful’s existing recreational trail system includes five existing trail heads and 11 designated trails that provide access to nearby mountains, canyons, creeks, and other regional trail systems. As shown in Figure 10, there are approximately 44.46 total miles of paved and unpaved trails available for hiking, biking, running, and equestrian use.

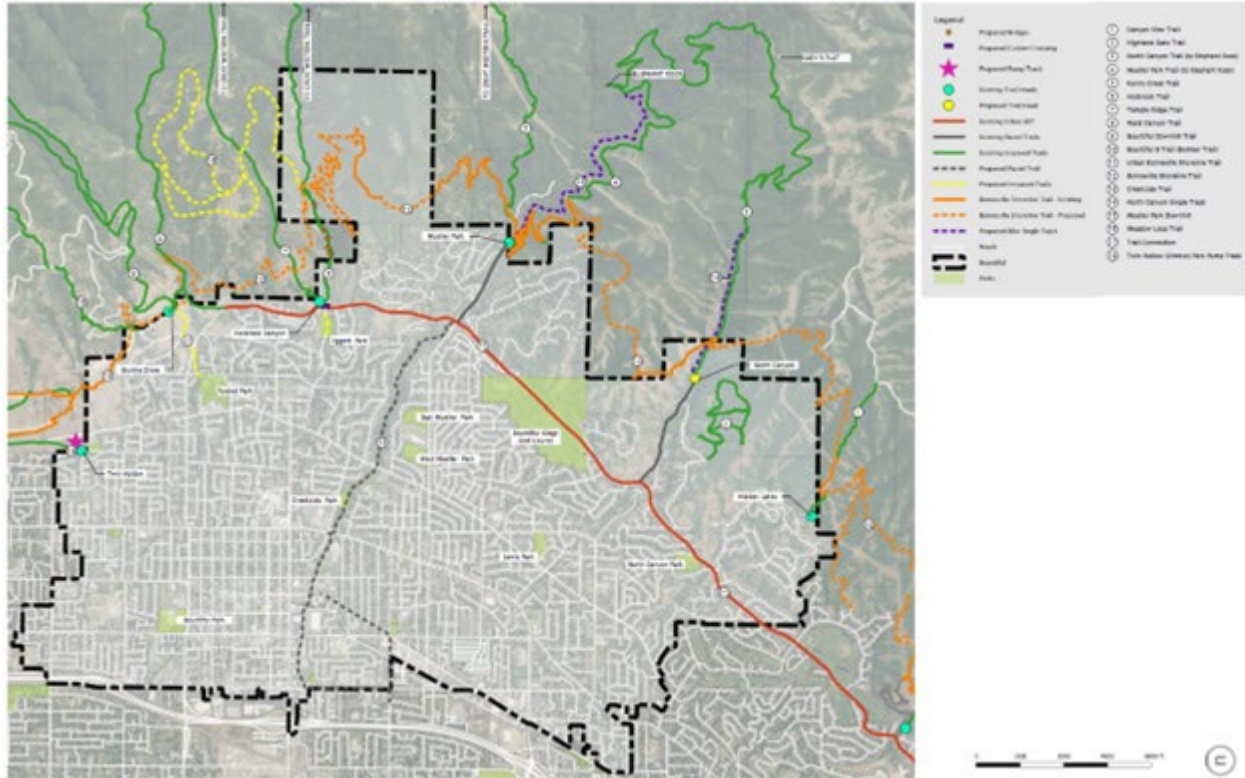


Figure 6.13 Existing Trail Network
Source: Bountiful Trails Master Plan, 2019


Trail Name	Type	Length (Approx.)
Canyon View Trail	Unpaved	1.1 miles
Highland Oaks Trail	Unpaved	1.95 miles
North Canyon Trail (to Elephant Rock)	Unpaved	6.39 miles
Mueller Park Trail (to Elephant Rock)	Unpaved	3.36 miles
Kenny Creek Trail	Unpaved	4.61 miles
Holbrook Trail	Unpaved	4.76 miles
Temple Ridge Trail	Unpaved	4.18 miles
Ward Canyon Trail	Unpaved	8.47 miles
Bountiful Downhill Trail	Unpaved	4.47 miles
Bountiful B Trail	Unpaved	1.8 miles
Urban Bonneville Shoreline Trail	Paved	4.47 miles
Grand Total		 miles

Figure 6.14 Existing Trail Inventory
Source: Bountiful Trails Master Plan, 2019

Pedestrian Conditions

Bountiful’s downtown area provides sidewalks and clearly marked crossings. The majority of Bountiful’s neighborhoods also provide sidewalks. There are some areas in the City which lack sidewalks as shown

in Figure 6.15. Some of these areas were developed under County jurisdiction which were then annexed into the City. Walking along these neighborhoods without sidewalks may be harder for pedestrians.

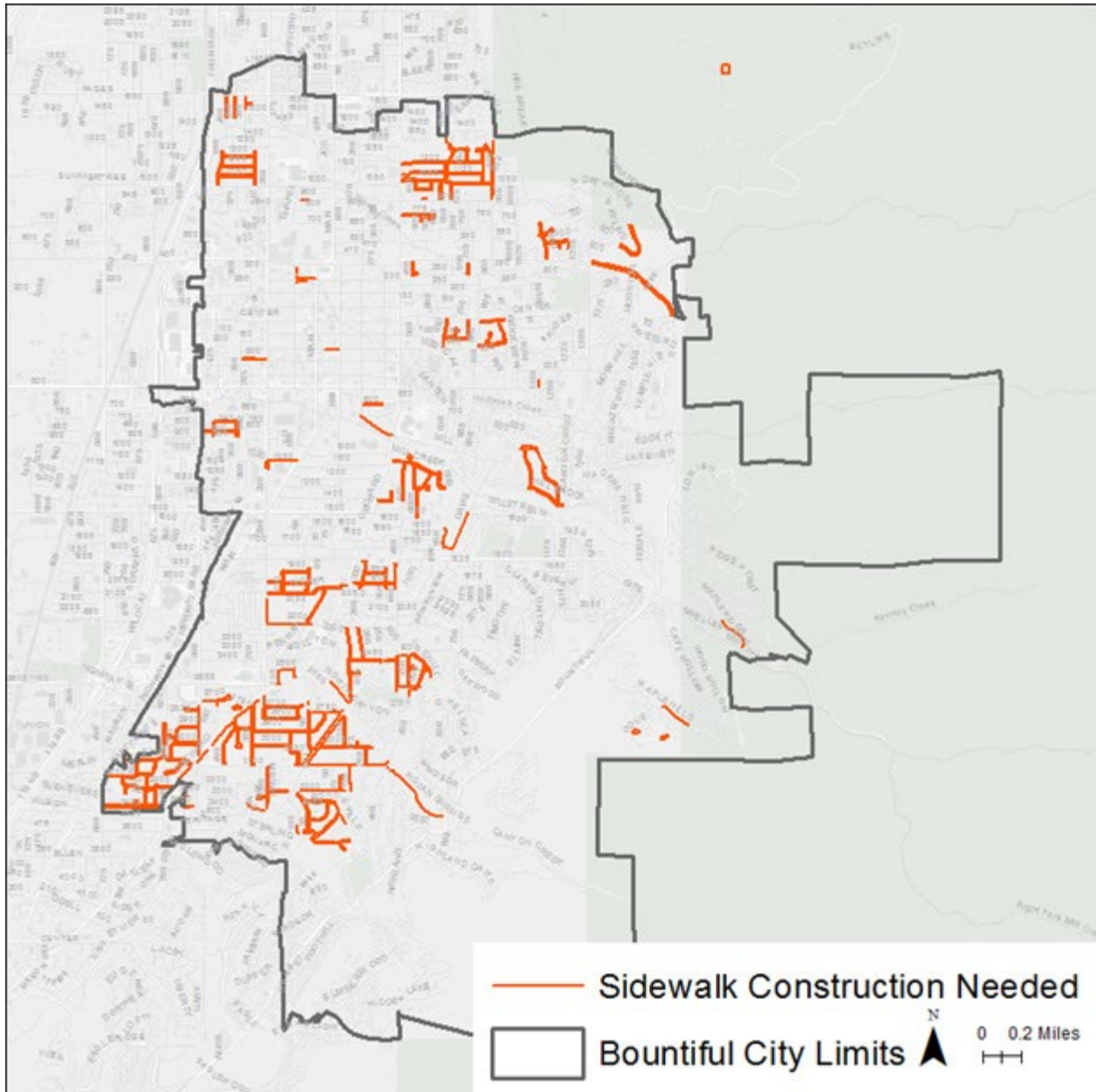


Figure 6.16 Gaps in Pedestrian Sidewalk Network

SERVICES & INFRASTRUCTURE

AT A GLANCE

Bountiful provides water, power, garbage collection, and police services directly to residents. It partners with other communities to provide sanitary sewer and fire services. Schools are overseen by the county wide Davis School District, and internet utilities are provided by private companies and the forthcoming Bountiful Fiber project owned by Bountiful City.

ANALYSIS

Water

Bountiful provides municipal culinary water to the majority of its residents with the exception of the far southwest corner (Val Verda area) which is serviced by the South Davis Water District. Water is sourced from eight wells throughout the city. The City also operates a water treatment plant in Muller Park. Additionally, most resident enjoy secondary non-potable irrigation water via South Davis Water District, Deuel Creek Irrigation Company, or Bountiful Irrigation District, however these irrigation services are largely not available on the eastern edge of the City. Due to the urban areas being so close to the City's water source, the Bountiful City Water Department has developed a water source protection plan to ensure water quality remains high.

While water resources are currently adequate for today's population, with continued growth reduced per capita consumption is needed in the future as climate change has exacerbated droughts in Utah's arid climate. In 2022, while under extreme drought conditions Bountiful issued watering policies to limit water consumptions on landscapes. Similar mitigations will likely be needed in the future if droughts persist.

Conservation education has been prominent for the public in recent years, and continued education efforts are required to continue to change behaviors to ensure a growing population continues to have access to this vital utility.

Sanitary Sewer

The South Davis Sewer District provides wastewater treatment for Bountiful and surrounding municipalities. This independent special district provides sanitary sewer treatment at its plants in neighboring North Salt Lake and West Bountiful.

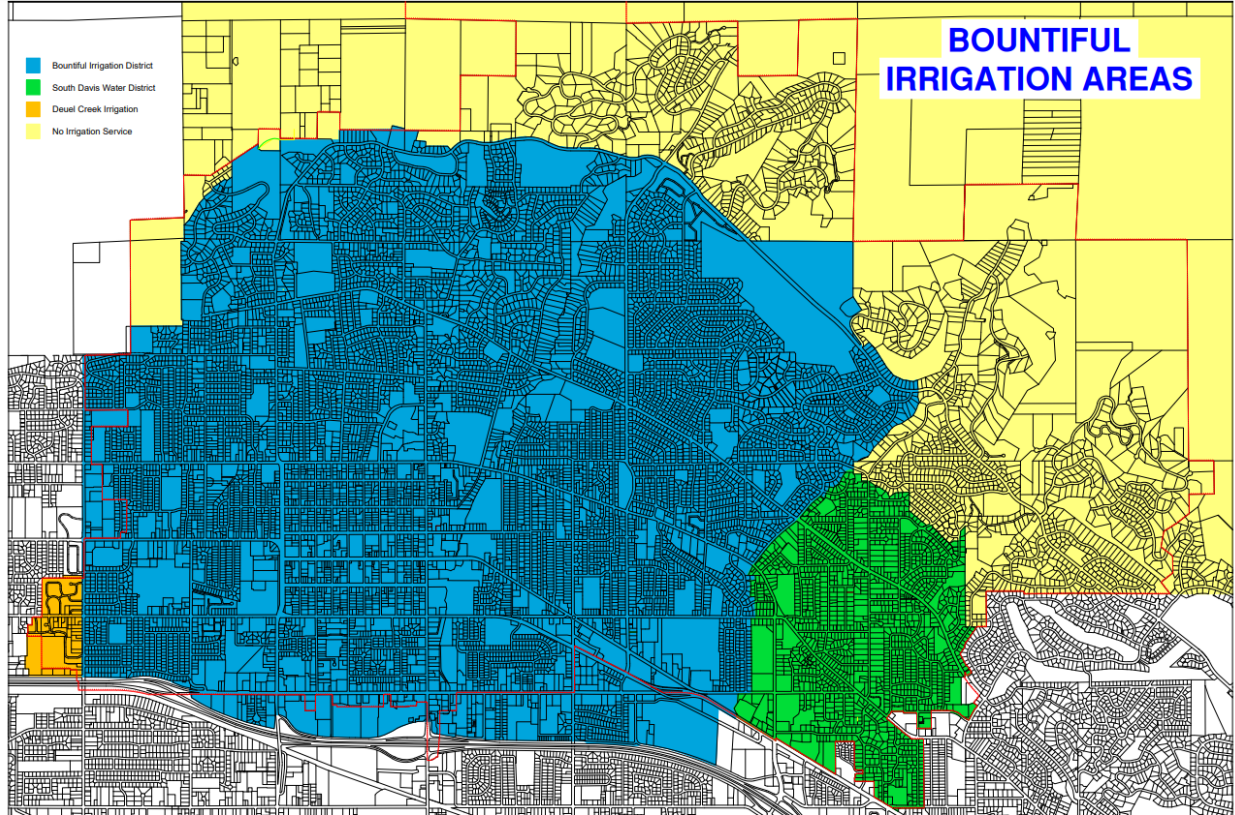


Figure 7.1 -Bountiful Irrination Areas

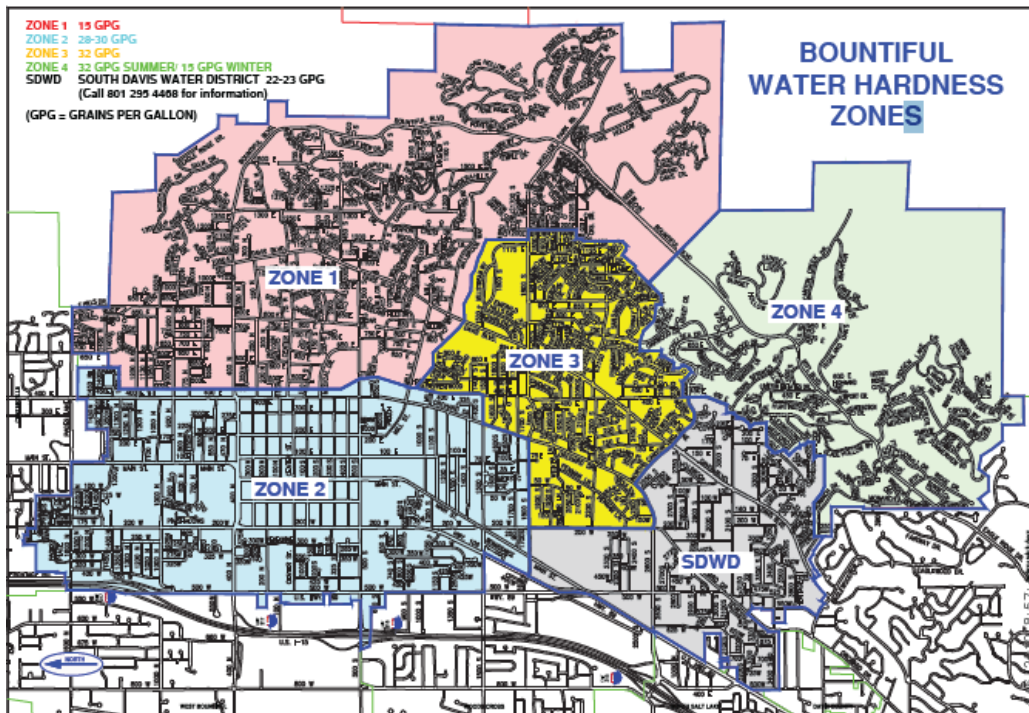


Figure 7.2 Bountiful Water Hardness Zones (Areas in Grey are provided from SDWD, Not Bountiful Water)

Electricity

Bountiful provides its own power utility, Bountiful City Light & Power (BCLP) which generates electricity from several sources. The city-owned Echo Hydroelectric Project operates a 26-mile transmission line from the hydroelectric project to Bountiful. Other generation sources include a second hydroelectric facility at Pineview Reservoir, participation in the Central Utah Project's Glen Canyon Dam hydroelectric unit, ownership in Utah's Intermountain Power Project (IPP), contracts for solar power, and three natural gas-powered turbines located across the street from the Power Department. Additional power is purchased from Utah Associated Municipal Power Systems (UAMPS) or directly from the market. BCLP operates over 230 miles of distribution and transmission lines, in addition to 8 substations. The department also promotes renewable energy such as solar to maximize the resilience of the power network.

Internet/Broadband

Internet service in Bountiful is currently provided by a number of major franchise utilities Bountiful City is developing an open-access fiber optic network for internet services to be used by residential and business customers. Bountiful City will own the network but has partnered with UTOPIA Fiber to build and operate that network. Subscribers will be able to choose an Internet Service Provider (ISP) and connection speed (between 250 Mbps and 10 Gbps) to meet their needs. While the network is projected to be totally completed by the third quarter of 2026, areas of the network are being opened quarterly for subscribers as development proceeds.

Schools

Bountiful is in the Davis School District who operates all public schools in the City. Bountiful is home to two high schools (Bountiful, Viewmont), four jr. high schools (Muller Park, Bountiful, South Davis, Millcreek) and eight elementary schools (Bolton, L.J. Muir, Valley View, Oak Hills, Holbrook, Bountiful, Meadowbrook, Tolman). In 2019 the school district permanently closed Washington Elementary School and ultimately sold the site to the City. The City then turned the site into a public park.

Fire/Emergency Medical Service (EMS)/Police

Bountiful is part of the South Davis Metro Fire service area who provides fire and EMS service to Bountiful, Centerville, North Salt Lake, West Bountiful, Woods Cross City, and unincorporated parts of Davis County adjacent to these cities. They are based in Bountiful at the headquarters station at 225 South 100 West. They also operate a second station in Bountiful, Station 84 at 1995 Bountiful Blvd. Bountiful operates a municipal police department from the municipal campus at 805 South Main Street. The department has 38 officers. The department also provides dispatch service to South Davis Metro Fire service area.

Minutes of the
BOUNTIFUL CITY COUNCIL
October 8, 2024 – 6:00 p.m.

Official notice of the City Council Meeting was given by posting an agenda at City Hall and on the Bountiful City Website and the Utah Public Notice Website and by providing copies to the following newspapers of general circulation: The City Journal and Standard Examiner.

Work Session – 6:00 p.m.
City Council Chambers

Present:	Mayor Pro Tem	Cecilee Price-Huish
	Councilmembers	Kate Bradshaw, Richard Higginson, Matt Murri
	City Manager	Gary Hill
	Asst. City Manager	Galen Rasmussen
	City Attorney	Brad Jeppsen
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	IT Director	Greg Martin
	Streets Director	Charles Benson
	Finance Director	Tyson Beck
	Recording Secretary	Maranda Hilton
Excused:	Mayor	Kendalyn Harris

Mayor Price-Huish called the meeting to order at 6:02 p.m. and welcomed those in attendance.

COUNCILMEMBER REPLACEMENT PROCESS – MR. GARY HILL

Mr. Brad Jeppsen explained to the Council how the voting would take place at the Councilmember replacement meeting to be held October 16, 2024. He referred to the State laws that direct this process, explaining how a tie is to be resolved if none of the applicants receive a majority vote in the first round of voting. A coin flip process will be used to get the number of applicants down to two, and if there is a two-way tie, the Mayor will offer the deciding vote.

BOUNTIFUL FIBER UPDATE – MR. GALEN RASMUSSEN, MR. LLOYD CHENEY AND UTOPIA STAFF

Mr. Galen Rasmussen gave an update on the financial status of the Bountiful Fiber project, saying that, to date, \$24.1M has been spent of the total \$47.4M budget. Current projections show that the fiber network will have enough customers to cover the debt payment within five years.

Mr. Cheney added that two of the City’s footprint areas are completed and another large area is really close to being finished. One issue affecting those areas is a permit application that is in review at the Bureau of Reclamation which will allow the conduit to cross the Weber Basin Aqueduct on Davis Boulevard. He said he is hopeful that the permit will be received very soon.

1 Mayor Pro Tem Price-Huish asked if all the huts were in position already. Mr. Cheney said
2 they are all installed on their pads, in position, but some still need to be wired and connected.

3 Mr. Cheney said that when this project kicked off, he was very scared of how it would go, but
4 that he could not be happier with how the entire process has gone, and he wanted to publicly
5 acknowledge his appreciation for UTOPIA and B. Jackson Construction for their hard work making
6 sure things run smoothly.

7 Ms. Nicole Cottle, UTOPIA, introduced herself and added that working with the City staff
8 and with Mr. Dalton Jackson and Mr. Clayton Savage has been a really great partnership for
9 UTOPIA, and she appreciated everyone on the team.

10 Ms. Laura King, UTOPIA, gave an updated estimate of the remaining footprint releases; 07
11 will be released on November 15, 01 by the end of November, 04 by the end of the year, 05, 06 and
12 10 in Quarter 1 of 2025, and 08 and 09 by Quarter 3 of 2025.

13 Ms. Lexi Christensen, UTOPIA, explained the marketing strategy and how they use monthly
14 reports from Meta to pivot whenever needed. They use mailers, utility stuffers, seasonal ads and
15 customer referral discounts to keep engagement high and help residents stay informed about when
16 they can sign up for services. She said overall it is going really well.

17 Mr. Dalton Jackson, B. Jackson Construction, said that installation of conduit throughout
18 Bountiful has gone really well. He thanked staff for being so great to work with and explained that
19 their priority as a company is to take care of the residents, the City and then client in that order. They
20 strive to take care of any complaints within 24 hours.

21 Councilmember Bradshaw said she was impressed with their work and she gets many reports
22 of how pleased residents are when installation comes to their neighborhood. She asked if the City was
23 going to put information on the City Fiber webpage regarding special lots who have conduit placed in
24 their side yard or front yard. Mr. Hill said that he was given that graphic and he will work with staff
25 to make sure it gets posted on the website.

26 Mayor Pro Tem Price-Huish also gave kudos to the construction team for their
27 responsiveness.

28 Mr. Cheney showed an interactive map on the City website that shows where the fiber
29 footprints are in the City and where fiber is currently available. Mr. Hill added that it was an idea that
30 came from the utility billing staff, and he thanked UTOPIA and City staff for making it happen.

31 Mr. Clayton Savage said their kind words mean the world to him, as he tries very hard to take
32 care of any and all complaints. He thanked staff for being a wonderful City to work with.

33 Mr. Rasmussen explained that Bountiful Fiber will offer four levels of service and right now
34 30 customers have 250 Mbps, and 102 customers have 1 Gbps. Based on the number of locations that
35 are currently able to be online, the current take rate is 9.58%, which exceeds what was expected.

36 Councilmember Bradshaw asked how HOAs can sign up for fiber. Ms. Christensen said that
37 HOAs just need to fill out an online “Right of Entry” form that allows UTOPIA to access their
38 private roads.

39
40 The work session ended at 6:50 p.m.
41
42
43
44
45
46

Regular Meeting – 7:00 p.m.
City Council Chambers

4	Present:	Mayor Pro Tem	Cecilee Price-Huish
5		Councilmembers	Kate Bradshaw, Richard Higginson, Matt Murri
6		City Manager	Gary Hill
7		City Attorney	Brad Jeppsen
8		City Engineer	Lloyd Cheney
9		Planning Director	Francisco Astorga
10		IT Director	Greg Martin
11		Senior Planner	Amber Corbridge
12		Streets Director	Charles Benson
13		Finance Director	Tyson Beck
14		Recording Secretary	Maranda Hilton
15	Excused:	Mayor	Kendalyn Harris

WELCOME, PLEDGE OF ALLEGIANCE AND THOUGHT/PRAYER

Mayor Pro Tem Price-Huish called the meeting to order at 7:02 p.m. and welcomed those in attendance. Ms. Beth Child led the Pledge of Allegiance and Ms. Annette Haag, Mueller Park Stake Relief Society President, offered a prayer.

PUBLIC COMMENT

Public comment was opened at 7:05 p.m.

Mr. Gary Davis (2814 South 500 West) said he noticed political signs have been vandalized in his neighborhood and urged people to be nice. He also urged everyone to vote in the upcoming election, regardless of who they vote for.

Ms. Beth Child (1343 East 600 North) shared her experience with the installation of fiber conduit in her neighborhood, explaining that it was done in January during a snowstorm and some things got messed up. But she wanted to thank Mr. Clayton Savage at B. Jackson for listening to everyone’s concerns, going door-to-door talking with her neighbors and working until the issue was completely resolved. She said her neighbors, who were originally very upset, are pro-Bountiful Fiber now.

Public comment was closed at 7:08 p.m.

CONSIDER APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS HELD AUGUST 27 AND SEPTEMBER 10 & 24, 2024

Councilmember Bradshaw asked that an amendment be made to the August 27 minutes, explaining that she felt that the meaning of her words had not been captured. Mr. Gary Hill suggested the wording be changed from “mitigation funds should go to North Salt Lake to help them deal with the negative impacts of hosting a shelter” to “mitigation funds should go to cities to offset public safety costs.” Councilmember Bradshaw accepted that suggestion.

Councilmember Higginson made a motion to approve the minutes with the suggested change

1 and Councilmember Murri seconded the motion. The motion passed with Councilmembers
2 Bradshaw, Higginson, Murri and Price-Huish voting “aye.”

3
4 **COUNCIL REPORTS**

5 Councilmember Bradshaw did not have a report.

6 Councilmember Higginson did not have a report.

7 Councilmember Murri did not have a report.

8 Mayor Pro Tem Price-Huish reported that Mr. Gary Hill, Mayor Harris and she met with Rep.
9 Celeste Malloy yesterday, and it was a great opportunity to speak with her about ways Rep. Malloy
10 can support Bountiful’s efforts to be a safe and well-operated City. She also reported that she
11 attended the “Connected Communities” summit recently, and said it was nice to see all the different
12 ways that communities across Utah are working on being active, healthy, and connected. She also
13 reported that the Power Commission met and that the Council will be hearing about an opportunity to
14 join a UAMPS power pool in the near future in an effort to bring down power costs.

15
16 **BCYC REPORT**

17 Ms. Savannah Jacobs reported on behalf of the BCYC, saying that the BCYC had recently
18 participated in two service projects; one to help clean up the Kimball Mill area by clearing it of
19 debris, and another painting over graffiti at the “B”. She announced that the BCYC will be hosting
20 the annual Pumpkin Patch at North Canyon Park this year as well.

21
22 **CONSIDER APPROVAL OF:**

23 **A. EXPENDITURES GREATER THAN \$1,000 PAID ON SEPTEMBER 4, 11, 18 & 25,**
24 **2024**

25 **B. JULY 2024 FINANCIAL REPORT**

26 Councilmember Higginson made a motion to approve the expenditures paid September 4, 11,
27 18 & 25, 2024, and the July financial report and Councilmember Bradshaw seconded the motion. The
28 motion passed with Councilmembers Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

29
30 **CONSIDER APPROVAL OF ORDINANCE 2024-06 AMENDING THE CONDOMINIUM /**
31 **PRIVATE UNIT DEVELOPMENT (PUD) SUBDIVISION CODE – MS. AMBER**
32 **CORBRIDGE**

33 Ms. Amber Corbridge presented an application for a code text amendment concerning
34 condominiums and PUDs. The current code allows for, at minimum, fourplexes to be divided into
35 separately owned lots, and the applicant would like duplexes and triplexes to be able to be divided as
36 well. They hope this will create more opportunities for residents to own homes.

37 Councilmember Bradshaw asked if the intent is for this amendment to apply more to current
38 structures or for future developments. Ms. Corbridge answered that there is potential to convert
39 current buildings to meet the code to be able to subdivide them. Councilmember Higginson added
40 that converting them can be very costly, so it probably will not be a frequent occurrence.

41 Mayor Pro Tem Price-Huish asked if Ms. Corbridge anticipates more code text amendments
42 to address more details in the future. Ms. Corbridge said she does not anticipate it at this time,
43 because many of those codes are set at the state level and cannot be changed by the City.

44 Councilmember Bradshaw made a motion to approve Ordinance 2024-06 and Councilmember
45 Murri seconded the motion. The motion passed with Councilmembers Bradshaw, Higginson, Murri,
46 and Price-Huish voting “aye.”

1
2 **CONSIDER APPROVAL OF THE PROPOSED PRELIMINARY AND FINAL**
3 **SUBDIVISION PLAN AMENDMENT FOR CULVERS COMMERCIAL SUBDIVISION AT**
4 **638 NORTH 500 WEST – MS. AMBER CORBRIDGE**

5 Ms. Corbridge explained that the applicant would like to divide a lot near Culver’s, which is
6 in a heavy commercial zone, into two lots. The Planning Commission reviewed this on September 17
7 and forwarded a positive recommendation. The applicant and the Commission both feel it would help
8 bring more businesses into that area of Bountiful.

9 Councilmember Murri made a motion to approve the preliminary and final subdivision
10 amendment and Councilmember Higginson seconded the motion. The motion passed with
11 Councilmembers Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”
12

13 **CONSIDER APPROVAL OF THE ARCHITECTURAL AND SITE PLAN AMENDMENT**
14 **AT 406 S MAIN STREET – MS. AMBER CORBRIDGE**

15 Ms. Corbridge explained that the developer of 406 South Main Street is asking for a site plan
16 amendment. They would like to change Building C from four two-bedroom apartments on the second
17 floor into eight one-bedroom apartments and change the office space on the ground floor into one
18 large restaurant unit. The Planning Commission recommends approval, however, due to the change
19 of use, the parking would be short 23 stalls on Saturdays and 15 stalls on weekdays according to the
20 parking study. The Planning Commission is looking at waiving some of the parking fees, because it is
21 a project that would help meet the goals and objectives of the City’s Main Street.

22 Councilmember Higginson added some insights from the Planning Commission meeting,
23 saying that even the commissioners who are very cautious about deviating from the parking standards
24 came on board with the amendment after a presentation from the developers, and realized that the
25 City needs more restaurants downtown, not offices.

26 Councilmember Bradshaw said she does feel comfortable moving forward with this project,
27 but she wrestled with approving such a large deviance from the standard and will be urging the
28 Council to focus on completing the angled parking project on Main Street.

29 Councilmember Higginson said it is evident that even when parking is provided at the back of
30 buildings, people will still park on Main Street, and he feels confident people are willing to walk a
31 ways to get to a popular spot.

32 Mayor Pro Tem Price-Huish agreed and said talking about the angled parking is important.

33 Councilmember Higginson made a motion to approve the architectural and site plan
34 amendment and Councilmember Bradshaw seconded the motion. The motion passed with
35 Councilmembers Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”
36

37 **CONSIDER APPROVAL OF THE PURCHASE OF SERVER INFRASTRUCTURE FROM**
38 **NETWIZE IN THE AMOUNT OF \$129,392 – MR. GREG MARTIN**

39 Mr. Greg Martin explained that the City uses virtual infrastructure for its servers, currently
40 running 70 servers on three physical boxes. Because the infrastructure is over six years old, staff is
41 looking into replacing it all with a hyperconverged environment; a server, storage and virtual
42 platform software all running as one. This system would give more capacity and redundancy, and
43 moving to this new vendor will save the City money as well.

44 Councilmember Bradshaw made a motion to approve the purchase of server infrastructure
45 from Netwize and Councilmember Murri seconded the motion. The motion passed with
46 Councilmembers Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

1
2 **CONSIDER APPROVAL OF AWARDING A CONTRACT TO CITY CREEK**
3 **CONSTRUCTION FOR THE REMODEL OF 135 SOUTH MAIN STREET – MR. LLOYD**
4 **CHENEY**

5 Mr. Lloyd Cheney explained that the RFP put out for contractor services for 135 South Main
6 Street received many responses, and their review committee decided to interview two of the
7 respondents. After the interviews, staff recommends awarding the contract to City Creek
8 Construction, a local business with a lot of experience in both remodels and restaurants. The pricing
9 fell in line with what staff estimated for the project and they are enthusiastic and invested in the
10 success of the project.

11 Mayor Pro Tem Price-Huish expressed her excitement for the remodel project and is glad that
12 staff found an experienced company who is also enthusiastic about it.

13 Councilmember Bradshaw asked about the timeline and the process of finding a vendor for
14 that space. Mr. Cheney answered that a timeline will be established after they hire and meet with City
15 Creek, and that the RFI for vendors only solicited two responses. Those have been handed over to the
16 City Manager for review.

17 Mr. Hill said that he and the mayor discussed it that morning and will get recommendations to
18 the Council in the next couple of weeks.

19 Councilmember Murri made a motion to approve the contract with City Creek Construction
20 and Councilmember Bradshaw seconded the motion. The motion passed with Councilmembers
21 Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

22
23 **CONSIDER APPROVAL OF THE JOHNSON CONTROLS PROPOSAL THROUGH**
24 **SILVERLEAF PARTNERS FOR THE PURCHASE AND INSTALLATION OF A NEW FIRE**
25 **ALARM PANEL IN THE AMOUNT OF \$172,990 – MR. LLOYD CHENEY**

26 Mr. Cheney explained that the remodel of the dispatch center has uncovered a few more
27 issues that need to be resolved. He said that the fire alarm panel is old enough that repairing it would
28 require using used parts no longer under warranty. Staff discussed the options and is recommending
29 replacing the system with a new one from Johnson Controls. The \$172,990 stated on the agenda is the
30 estimated cost of the entire dispatch remodel project; the cost for the fire alarm panel and installation
31 is \$33,529 plus about \$12,000 in other associated costs.

32 Councilmember Bradshaw asked how this will affect the budget. Mr. Cheney answered that
33 this was an unanticipated expense, and the plan is to use legislative contingency funds to cover it.

34 Councilmember Bradshaw said she supported having a reliable, working fire alarm in the
35 public safety building and feels comfortable with that coming from the legislative contingency fund if
36 the City Manager is confident using those funds.

37 Councilmember Bradshaw made a motion to approve the proposal from Johnson Controls and
38 Councilmember Murri seconded the motion. The motion passed with Councilmembers Bradshaw,
39 Higginson, Murri, and Price-Huish voting “aye.”

40
41 **CONVENE IN A CLOSED SESSION IN THE COUNCIL CONFERENCE ROOM AT CITY**
42 **HALL TO DISCUSS THE ACQUISITION OR SALE OF REAL PROPERTY, PENDING**
43 **LITIGATION AND/OR TO DISCUSS THE CHARACTER AND/OR COMPETENCY OF AN**
44 **INDIVIDUAL(S)(UTAH CODE §52-4-205).**

1 Councilmember Bradshaw made a motion to convene to a closed session for the reasons
2 outlined acceptable in the State code, and Councilmember Higginson seconded the motion. The
3 motion passed with the following roll call vote:

4 Price-Huish Aye
5 Murri Aye
6 Bradshaw Aye
7 Higginson Aye
8

9 The regular session was closed at 8:00 p.m.

10 The closed session began at 8:05 p.m.

11
12 Present: Mayor Pro Tem Price-Huish
13 Councilmembers Bradshaw, Higginson and Murri
14 Mr. Gary Hill
15 Mr. Brad Jeppsen

16 Councilmember Higginson made a motion to close the closed session and return to the regular
17 session and Councilmember Bradshaw seconded the motion. The motion passed with
18 Councilmembers Bradshaw, Higginson, Murri and Price-Huish voting “aye.”
19

20 **ADJOURN**

21 Councilmember Higginson made a motion to adjourn the meeting and Councilmember
22 Bradshaw seconded the motion. The motion passed with Councilmembers Bradshaw, Higginson,
23 Murri, and Price-Huish voting “aye.”
24

25 The meeting was adjourned at 8:24 p.m.

Mayor Kendalyn Harris

City Recorder

City Council Staff Report

Subject: Expenditures for Invoices > \$1,000 paid
October 2 & 9, 2024

Author: Tyson Beck, Finance Director

Department: Finance

Date: October 22, 2024



Background

This report is prepared following the weekly accounts payable run. It includes payments for invoices hitting expense accounts equaling or exceeding \$1,000.

Payments for invoices affecting only revenue or balance sheet accounts are not included. Such payments include: those to acquire additions to inventories, salaries and wages, the remittance of payroll withholdings and taxes, employee benefits, utility deposits, construction retention, customer credit balance refunds, and performance bond refunds. Credit memos or return amounts are also not included.

Analysis

Unless otherwise noted and approved in advance, all expenditures are included in the current budget. Answers to questions or further research can be provided upon request.

Department Review

This report was prepared and reviewed by the Finance Department.

Significant Impacts

None

Recommendation

Council should review the attached expenditures.

Attachments

Weekly report of expenses/expenditures for invoices equaling or exceeding \$1,000, paid October 2 & 9, 2024.

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid October 2, 2024**

VENDOR	VENDOR NAME	DEPARTMENT	ACCOUNT	ACCOUNT DESC	AMOUNT	CHECK NO	INVOICE	DESCRIPTION
1005 A-CORE	CONCRETE CUT	Cemetery	595900 425000	Equip Supplies & Maint	1,165.50	241768	SLCS149361	Drill hole in solid rock - Job #290
1005 A-CORE	CONCRETE CUT	Cemetery	595900 425000	Equip Supplies & Maint	2,787.75	241768	SLCS149363	Drilled 4-7" holes for Job # 290
14089 ANNIE'S	CREPES	Redevelopment Agency	737300 426100	Special Projects	1,593.00	241771	1039	RDA - Breakfast Catering for Bountiful City
15636 BRINE	MASTERS	Streets	454410 474500	Machinery & Equipment	64,242.00	241776	091824B	Approved by Council Brine Plant
15519 CATAPULT	GROUP LLC	Golf Course	555500 448240	Items Purchased - Resale	1,328.00	241783	1420	Men's Wear
1836 CUSTOM	FENCE CO.	Parks	104510 426000	Bldg & Grnd Suppl & Maint	2,052.00	241791	18980	Temp Panels
9982 DIAMOND	TREE EXPERTS	Light & Power	535300 448632	Distribution	10,888.80	241792	76522	Tree Trimming
2055 ELECTRICAL	CONSULTAN	Light & Power	535300 431000	Profess & Tech Services	3,699.50	241796	122637	Project # BCP-022 / Arc Flash Study
5310 FLEETPRIDE		Streets	104410 425000	Equip Supplies & Maint	1,602.55	241800	119918310	Misc. Parts/Supplies - Acct # 815961
12227 GRAHAM	FIRE APPARAT	Streets	104410 425000	Equip Supplies & Maint	1,449.75	241803	779	Misc. Auto Parts/Supplies
2350 GREEN	SOURCE, L.L.C.	Parks	104510 426000	Bldg & Grnd Suppl & Maint	2,800.00	241805	24328	Treatment
11418 HUMDINGER	EQUIPMENT	Landfill Operations	585820 425000	Equip Supplies & Maint	1,313.56	241815	36039	Misc. Parts/Supplies
14606 HYPERICE		Golf Course	555500 448240	Items Purchased - Resale	1,190.00	241816	SI-975183	Accessories - Cust # C-043021
2642 INTERWEST	SUPPLY COM	Landfill Operations	585820 425000	Equip Supplies & Maint	1,898.68	241819	IN0114968	Misc. Auto Parts/Supplies - Cust # BOU01
8485 IVERSON,	DAKOTA/ASHL	Parks	104510 426000	Bldg & Grnd Suppl & Maint	1,800.00	241821	09232024	Removal of dead tress for Bountiful City
8137 LAKEVIEW	ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	2,272.32	241822	12936	Patching - Cust # BOUN02610
8137 LAKEVIEW	ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	8,284.68	241822	12903	Patching - Cust # BOUN02610
2886 LAKEVIEW	ROCK PRODUC	Water	515100 461300	Street Opening Expense	1,620.08	241823	427947	Road Base - Cust # BCTY07399
2886 LAKEVIEW	ROCK PRODUC	Water	515100 461300	Street Opening Expense	4,638.24	241823	427793	Road Base - Cust # BCTY07399
13969 LAUNCH	CONSTRUCTION	Parks	104510 426000	Bldg & Grnd Suppl & Maint	1,826.11	241824	2403-2	Bountiful City Twin Hollow Parks improvements
13969 LAUNCH	CONSTRUCTION	Parks	104510 426000	Bldg & Grnd Suppl & Maint	2,021.24	241824	2404-2	Bountiful City Zesiger Parks improvements
13969 LAUNCH	CONSTRUCTION	Parks	104510 426000	Bldg & Grnd Suppl & Maint	3,540.42	241824	2405-2	Bountiful City Tolman Parks improvements
13969 LAUNCH	CONSTRUCTION	Parks	104510 426000	Bldg & Grnd Suppl & Maint	9,547.32	241824	2411-1	Bountiful City Eggett Park improvements
13969 LAUNCH	CONSTRUCTION	Parks	104510 426000	Bldg & Grnd Suppl & Maint	12,483.75	241824	2410-1	Bountiful City Holbrook Parks improvements
3195 MOUNTAINLAND	SUPPLY	Parks	104510 426000	Bldg & Grnd Suppl & Maint	1,450.00	241833	S106208271.001	Misc. Parts/Supplies - Cust #18499
3195 MOUNTAINLAND	SUPPLY	Water	515100 448400	Dist System Repair & Maint	1,195.98	241833	S106412052.002	Misc. Parts/Supplies - Cust # 18498
3195 MOUNTAINLAND	SUPPLY	Water	515100 448400	Dist System Repair & Maint	2,462.36	241833	S106476706.001	Misc. Parts/Supplies - Cust # 18498
3195 MOUNTAINLAND	SUPPLY	Golf Course	555500 426000	Bldg & Grnd Suppl & Maint	1,314.80	241833	S106265959.005	Misc. Parts/Supplies - Cust #18500
3293 NICKERSON	CO INC	Water	515100 448400	Dist System Repair & Maint	1,487.00	241838	015901	Booster Pump Rebuild
6148 PLANT,	CHRISTENSEN &	Liability Insurance	636300 451150	Liability Claims/Deductible	2,125.31	241844	87189	Boulter v. Bountiful City
3575 PROFESSIONAL	SALES &	Streets	104410 425000	Equip Supplies & Maint	1,761.44	241847	31522	Liquid Spring
5553 PURCELL	TIRE AND SER	Streets	104410 425000	Equip Supplies & Maint	1,451.99	241848	280087251	Tire Service - Acct # 2801867
5553 PURCELL	TIRE AND SER	Refuse Collection Operations	585800 425000	Equip Supplies & Maint	5,079.24	241848	280089019	Tire Service - Acct # 2801867
10629 RALPH	TYE & SONS	Light & Power	535300 424002	Office & Warehouse	2,873.00	241849	10244	Water Heater - Job # M24
15651 TYLER	ALLAN CONSTRUC	Parks	104510 426000	Bldg & Grnd Suppl & Maint	4,101.13	241867	2423	Electric Drain & Rooter Labor
5322 UCS	WIRELESS	Light & Power	535300 448640	SCADA	8,548.00	241868	82556	SCADA Com. Equipment
15515 UES		Light & Power	535300 474790	CIP 09 Dist Sub NW Substation	1,240.00	241869	00861419	NW Sub Geotech Eng.
4341 UTAH	ASSOCIATED MUNI	Light & Power	53 213130	UAMPS Accrual	1,725,589.90	241871	09262024	Aug. 2024 payment for Power Resource
4528 WAXIE	SANITARY SUPPL	Police	104210 426000	Bldg & Grnd Suppl & Maint	3,269.02	241875	82753703	Misc. Supplies - Customer # 9024
4663 YESCO-YOUNG	ELECTRIC	Parks	104510 426000	Bldg & Grnd Suppl & Maint	1,057.50	241879	INYN-0529620	Contract Work/Labor - Cust ID 255198
TOTAL:					<u>1,911,051.92</u>			

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid October 9, 2024**

VENDOR	VENDOR NAME	DEPARTMENT	ACCTUNT	ACCTUNT_DESC	AMOUNT	CHECK NO	INVOICE	DESCRIPTION
	1220 AT&T MOBILITY	Streets	104410 428000	Internet & Telephone Expense	1,005.52	241886	X09282024	Account # 287314361186
11636	BLACK FOREST PAVING	Streets	454410 473500	Road Reconstruction	376,779.01	241891	09242024	2024 300 South St Reconstruction - App #2
14990	CHANSHARE	Golf Course	555500 426100	Special Projects	1,089.35	241905	24-5035	Sod for Bountiful Ridge
5351	DEERE CREDIT, INC.	Parks	104510 425000	Equip Supplies & Maint	1,160.03	241917	P40946	Misc. Parts/Supplies - Acct # BOUNT002
1920	DELCO WESTERN	Landfill Operations	585820 426000	Bldg & Grnd Suppl & Maint	4,939.00	241918	INV-00960	Misc. Parts/Supplies
9982	DIAMOND TREE EXPERTS	Light & Power	535300 448632	Distribution	11,669.60	241919	76524	Tree Trimming
9982	DIAMOND TREE EXPERTS	Light & Power	535300 448632	Distribution	12,814.27	241919	76526	Tree Trimming
5281	DOMINION ENERGY UTAH	Police	104210 427000	Utilities	1,257.94	241922	10012024K	Account # 3401140000
5281	DOMINION ENERGY UTAH	Light & Power	53 213100	Accounts Payable	52,982.41	241922	10012024M	Account # 6056810000
5310	FLEETPRIDE	Landfill Operations	585820 425000	Equip Supplies & Maint	1,425.96	241930	120302063	Misc. Parts/ Supplies - Acct # 815961
5458	HANSEN, ALLEN & LUCE	Water	515100 431000	Profess & Tech Services	2,221.75	241933	53018	Water Rights Assistance
2562	HYDRO SPECIALTIES CO	Water	515100 448650	Meters	8,400.00	241940	28817	Meter Lids
2562	HYDRO SPECIALTIES CO	Water	515100 448650	Meters	16,800.00	241940	28811	Meter Lids
2562	HYDRO SPECIALTIES CO	Water	515100 448650	Meters	18,720.00	241940	28257.001	ERT's
6959	JANI-KING OF SALT LA	Light & Power	535300 424002	Office & Warehouse	1,883.10	241942	SLC10240048	October Janitorial Services - Cust #065075
2719	JMR CONSTRUCTION INC	Streets	104410 473400	Concrete Repairs	42,872.89	241943	10072024	Work Completed through Sept. 2024
2719	JMR CONSTRUCTION INC	Storm Water	494900 441250	Storm Drain Maintenance	3,791.80	241943	10072024	Work Completed through Sept. 2024
2719	JMR CONSTRUCTION INC	Water	515100 461300	Street Opening Expense	18,362.80	241943	10072024	Work Completed through Sept. 2024
8137	LAKEVIEW ASPHALT PRO	Streets	104410 473200	Road Materials - Overlay	1,509.30	241946	12949	Patching - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 473200	Road Materials - Overlay	3,773.52	241946	12997	Patching - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 473200	Road Materials - Overlay	9,158.94	241946	12973	Patching - Cust # BOUN02610
15655	LSC ENVIRONMENTAL	Landfill Operations	585820 448000	Operating Supplies	36,534.50	241952	INV0004778	Landfill Daily Cover Machine, approved by Council
15655	LSC ENVIRONMENTAL	Landfill Operations	585820 474500	Machinery & Equipment	115,888.00	241952	INV0004817	Landfill Daily Cover Machine, approved by Council
2983	M & M ASPHALT SERVIC	Streets	104410 473210	Road Recondition & Repair	187,097.06	241954	I24010_01	Final Slurry Completed for Bountiful City
2987	M.C. GREEN & SONS IN	Water	515100 473110	Water Mains	121,528.64	241955	5197	App# 3 Waterline Project
15658	MADDOX AIR COMPRESS	Streets	454410 474500	Machinery & Equipment	2,588.00	241957	111558	Install Equip for Brine Plant - Cust ID 6037
14585	MOUNTAINLAND POWER	Parks	454510 474500	Machinery & Equipment	5,260.00	241963	147745	Aerator - Cust #100545
3293	NICKERSON CO INC	Water	515100 431000	Profess & Tech Services	4,120.00	241966	J26561	Motor Repair at Millcreek
5550	PARTRIDGE GROUP	Police	104210 432000	Examination & Evaluation	1,350.00	241975	6003	Therapy Sessions for Bountiful City Police
13975	PERSONAL IMPRESSIONS	Light & Power	535300 431001	Blue Stake & Location	1,438.89	241978	9995	Stake Flags
11960	PROFESSIONAL TREE	Parks	104510 426000	Bldg & Grnd Suppl & Maint	1,800.00	241980	09232024	Removed dead trees and cleaned up
15056	RDO EQUIPMENT CO.	Streets	104410 425000	Equip Supplies & Maint	1,279.13	241985	P20214R2	Sensors - Acct # 61750001
13120	RECYCLE IT	Landfill Operations	585820 448000	Operating Supplies	5,415.00	241986	10496	Mattress Recycling
3832	SALT LAKE MAILING &	Legislative	104110 422000	Public Notices	3,071.94	241989	GL44813	RAP Tax Reauth Voter Info Pamphlet cost
4051	STATE OF UTAH	Landfill Operations	585820 431300	Environmental Monitoring	6,920.98	242000	10042024	3Q2024 Landfill Solid Waste
10507	STRUCTURE WORKS, INC	Police	454210 472100	Buildings	1,777.70	242004	20790	Doors for Jail Cells at Bountiful PD
4131	T-MOBILE	Police	104210 428000	Internet & Telephone Expense	1,574.79	242006	09212024a	Account # 992894616
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	22,694.93	242012	0387665	Fuel - Acct # 000275
7842	UTILISYNC LLC	Storm Water	494900 429200	Computer Software	1,650.00	242021	INV-1659	811 Ticket from Blue Stakes
7842	UTILISYNC LLC	Water	515100 431000	Profess & Tech Services	1,650.00	242021	INV-1659	811 Ticket from Blue Stakes
7842	UTILISYNC LLC	Light & Power	535300 431001	Blue Stake & Location	1,650.00	242021	INV-1659	811 Ticket from Blue Stakes
TOTAL:					<u><u>1,117,906.75</u></u>			

City Council Staff Report

Subject: August 2024 Financial Reports
Author: Tyson Beck, Finance Director
Department: Finance
Date: October 22, 2024



Background

These reports include summary revenue, expense, and budget information for all City funds. Both revenues and expenses, including capital outlay, have been included. These financials are presented to the City Council for review.

Analysis

Data within the reports and graphs presented provide detail of revenue, expense, and budget results for the associated period. Additional revenue and expense graphs are provided that give comparative data for FY2025 through August as compared to the past three fiscal year periods through that same timeframe.

The FY2025 budget portion of these reports is the originally adopted FY2025 budget approved by the City Council in June of 2024.

Department Review

These reports were prepared and reviewed by the Finance Department.

Significant Impacts

Financial information to aid in legislative and operational decision making.

Recommendation

Council is encouraged to review the attached revenue, expense, and budget reports.

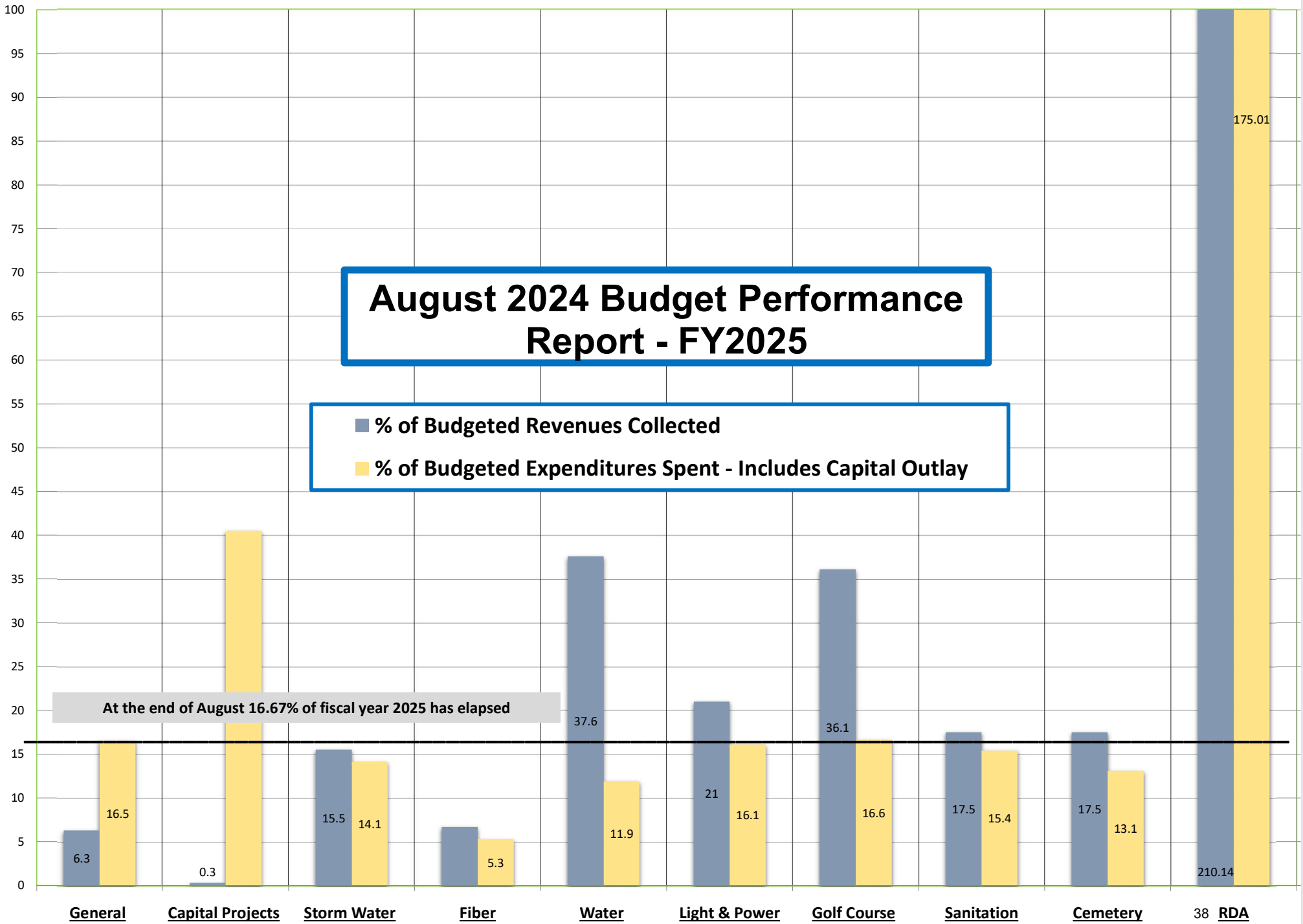
Attachments

- August 2024 Revenue & Expense Reports – Fiscal 2025 YTD

August 2024 Budget Performance Report - FY2025

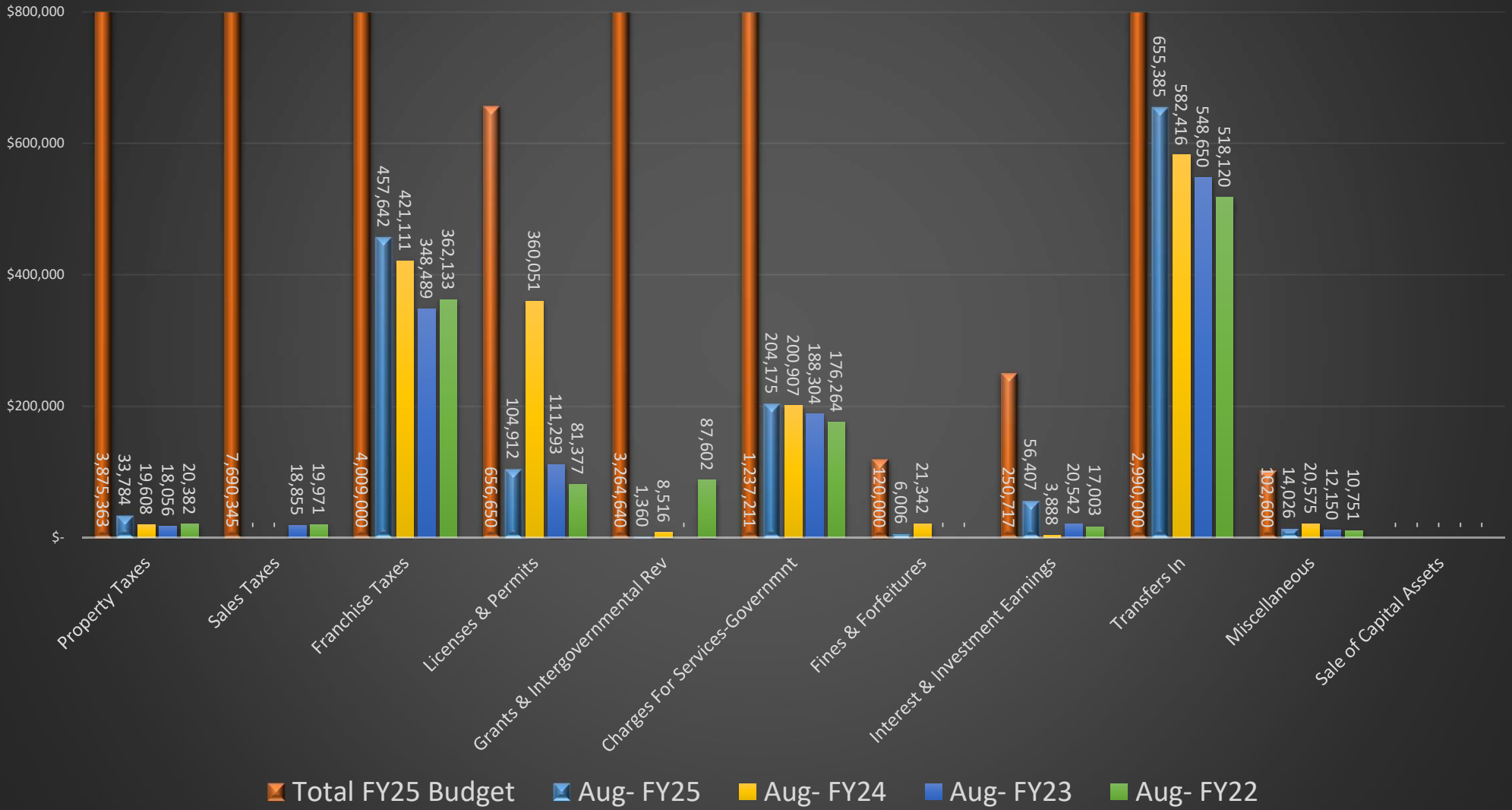
■ % of Budgeted Revenues Collected
■ % of Budgeted Expenditures Spent - Includes Capital Outlay

At the end of August 16.67% of fiscal year 2025 has elapsed

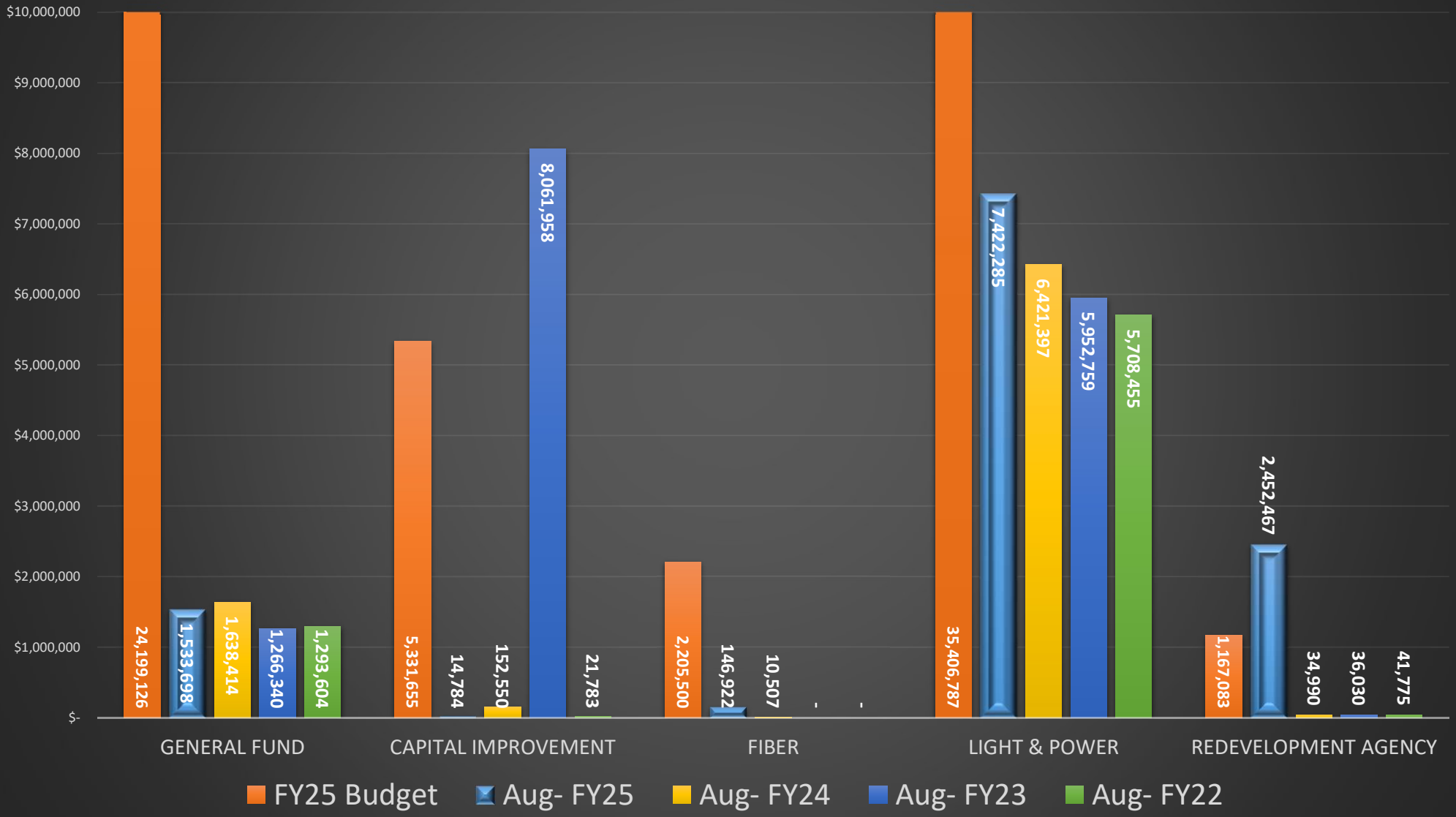


General Fund Detailed Revenues - August 2024

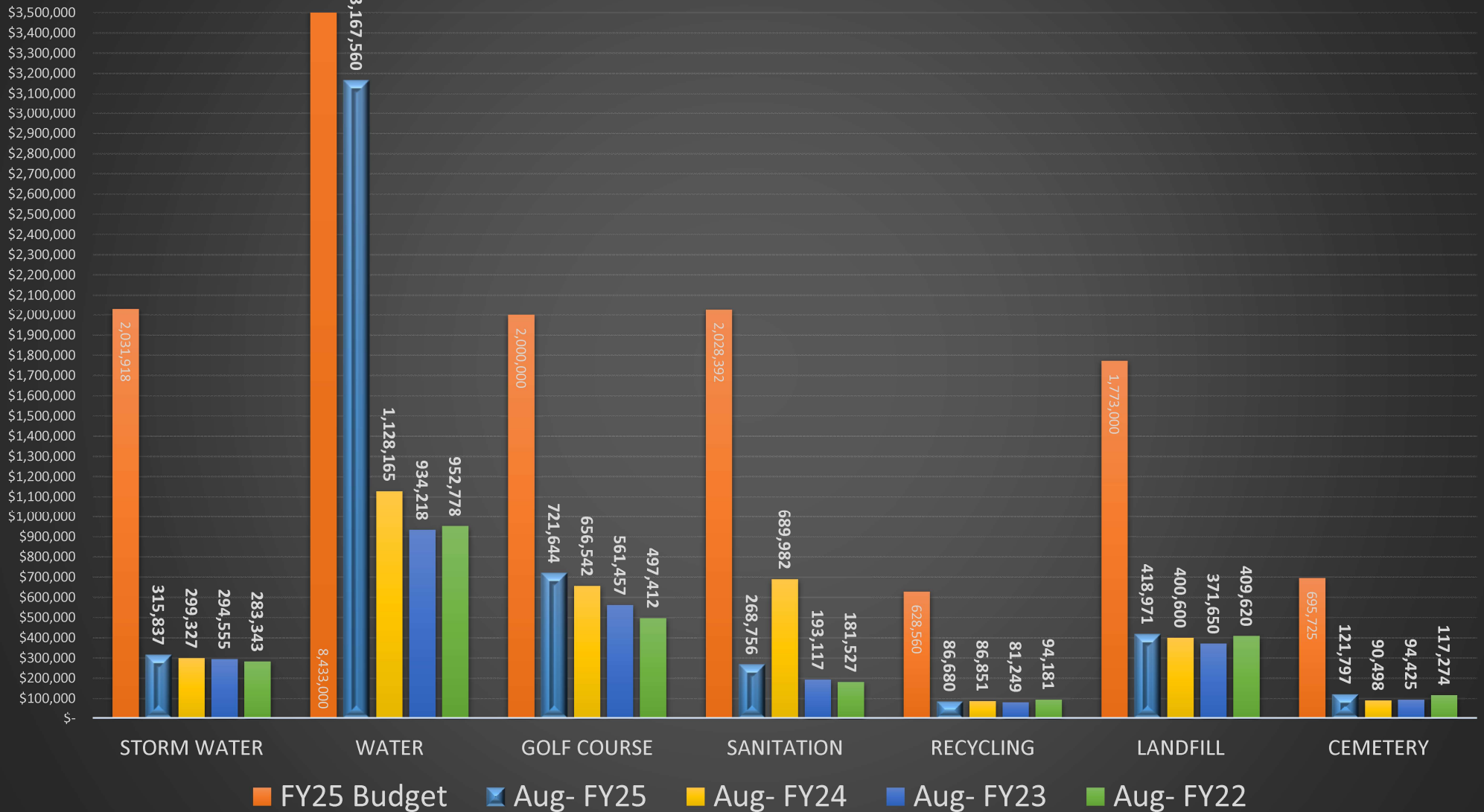
YTD Revenues (Fiscal Year 2025) Compared to Budget and also the Revenues of the Same Timeframe of the Past Three Fiscal Years



August 2024 YTD Revenues (Fiscal 2025) Compared to Budget and also the Revenues of Same Timeframe of the Past Three Fiscal Years

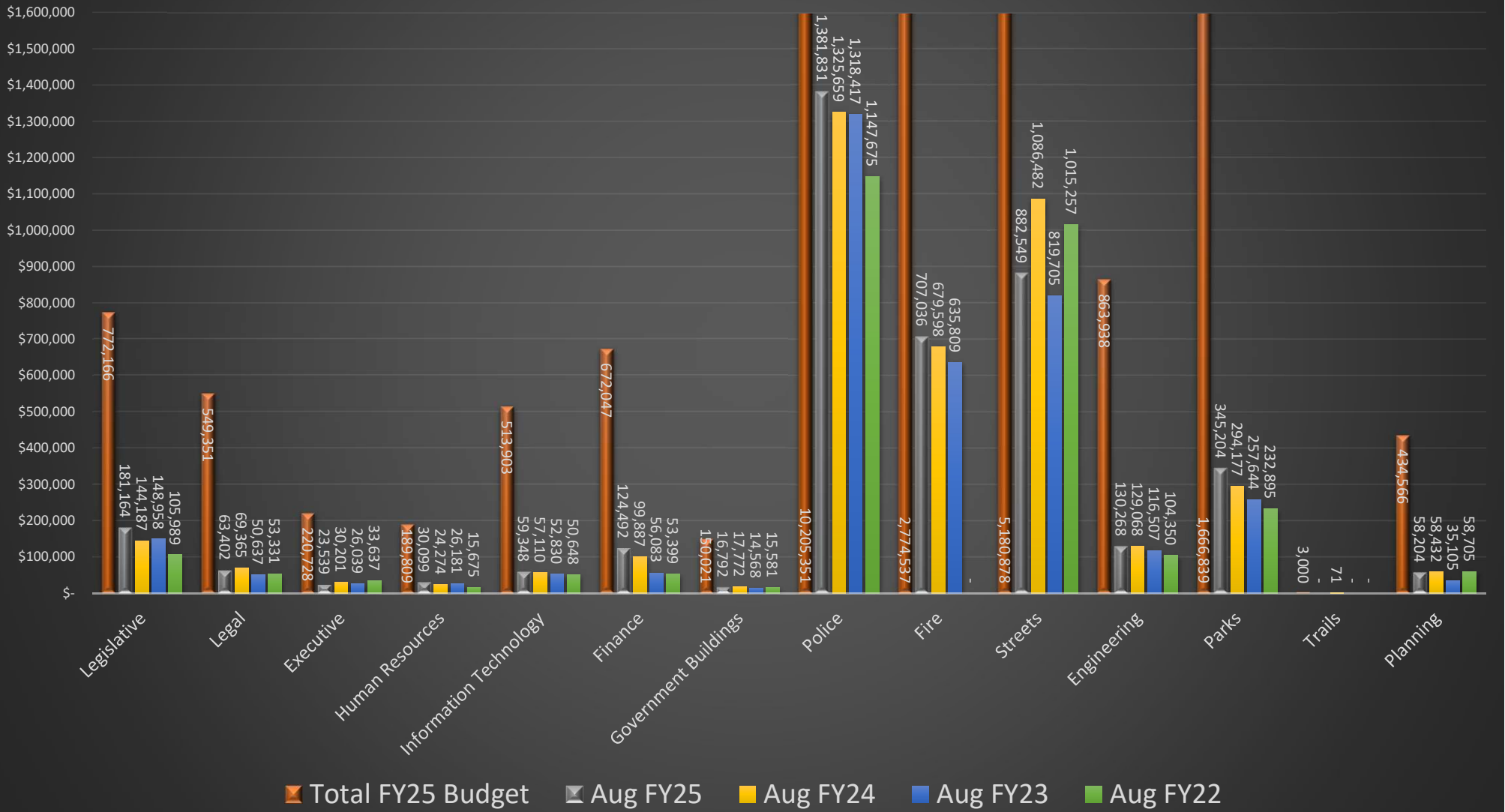


August 2024 (Fiscal 2025) YTD Revenues Compared to Budget and also the Revenues of Same Timeframe of the Past Three Fiscal Years

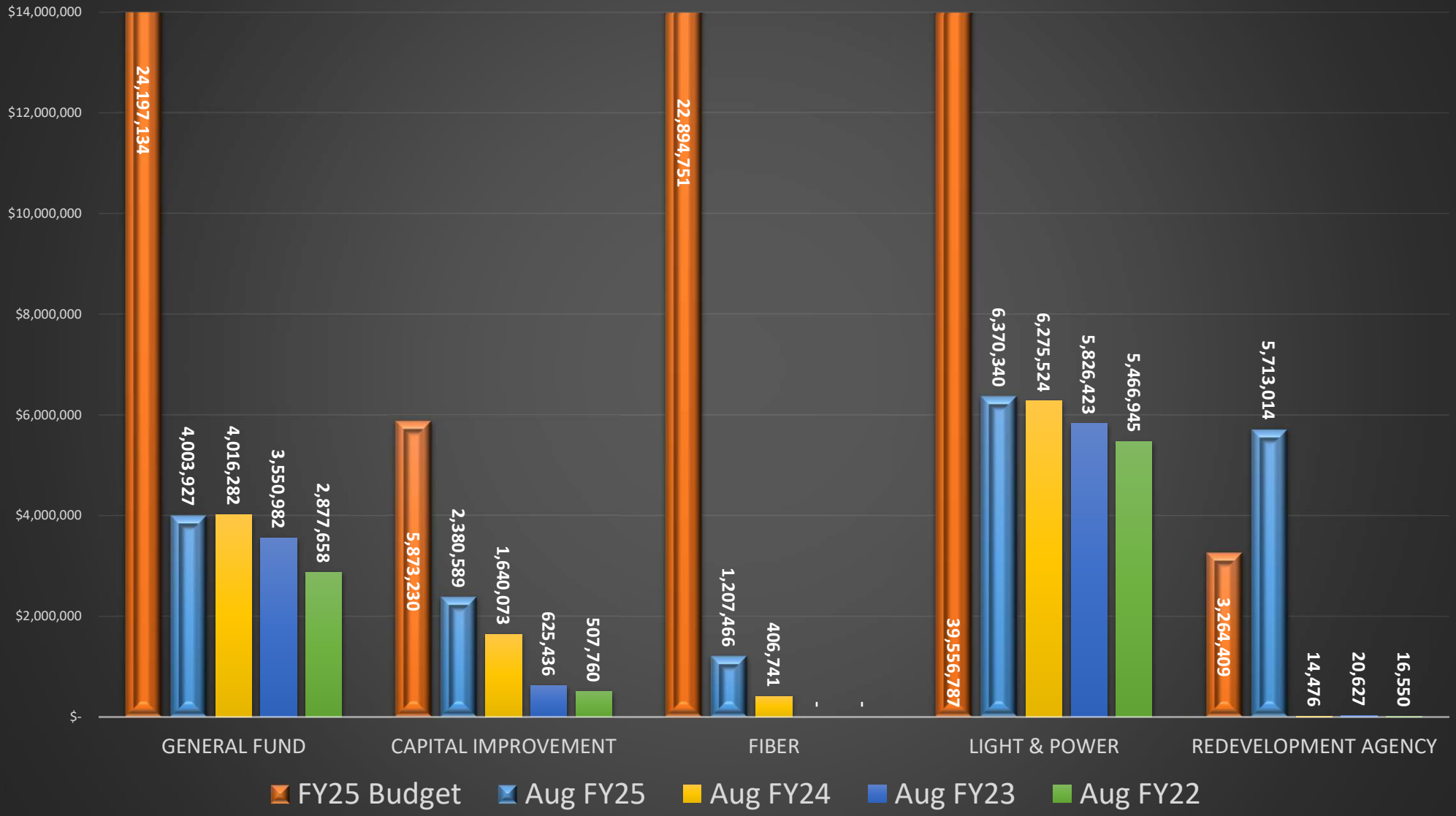


General Fund Detailed Expenditures - August 2024

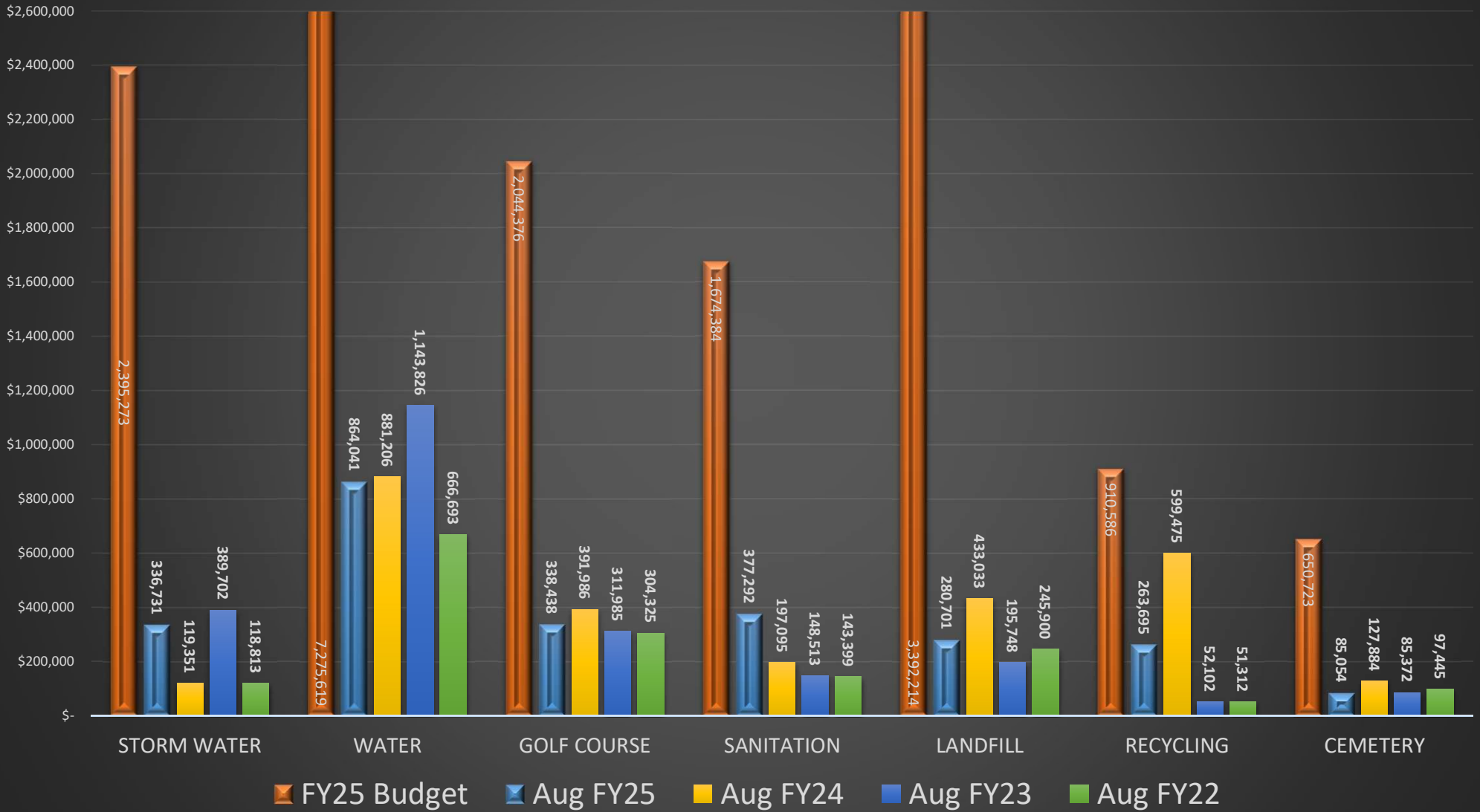
Fiscal 2025 YTD Expenditures Compared to Budget and also the Expenditures of the Same Timeframe of the Past Three Fiscal Years



August 2024 YTD (Fiscal 2025) Expenditures Compared to Budget and also the Expenditures of the Same Timeframe of the Past Three Fiscal Years



August 2024 YTD (Fiscal 2025) Expenses Compared Budget and also the Expenses of the Same Timeframe of the Past Three Fiscal Years



AUGUST 2024 - FY2025 REVENUE & EXPENSE

FOR 2025 02

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
10 GENERAL FUND							
1010 Property Taxes	-3,875,363	-3,875,363	-33,784.25	-33,784.25	.00	-3,841,578.75	.9%
1020 Sales Taxes	-7,690,345	-7,690,345	.00	.00	.00	-7,690,345.00	.0%
1030 Franchise Taxes	-4,009,000	-4,009,000	-457,641.81	-283,784.41	.00	-3,551,358.19	11.4%
1040 Property Tax Increment	-2,600	-2,600	.00	.00	.00	-2,600.00	.0%
2000 Licenses & Permits	-656,650	-656,650	-104,912.36	-49,378.11	.00	-551,737.64	16.0%
3000 Grants & Intergovernmental Re	-3,264,640	-3,264,640	-1,360.05	.00	.00	-3,263,279.95	.0%
3100 Fines & Forfeitures	-120,000	-120,000	-6,005.70	-3,306.05	.00	-113,994.30	5.0%
4000 Charges For Services-Governmn	-1,237,211	-1,237,211	-204,175.27	-32,949.94	.00	-1,033,035.73	16.5%
4110 Legislative	772,166	772,166	181,163.88	37,132.15	.00	591,002.12	23.5%
4120 Legal	549,351	549,351	63,402.26	33,462.75	.00	485,948.74	11.5%
4130 Executive	220,728	220,728	23,539.47	13,436.81	.00	197,188.53	10.7%
4134 Human Resources	189,809	189,809	30,099.35	19,622.90	.00	159,709.65	15.9%
4136 Information Technology	513,903	513,903	59,348.26	36,369.37	.00	454,554.74	11.5%
4140 Finance	672,047	672,047	124,491.68	49,064.60	.00	547,555.32	18.5%
4160 Government Buildings	150,021	150,021	16,791.99	10,166.67	.00	133,229.01	11.2%
4210 Police	7,661,433	7,661,433	1,098,390.03	550,397.15	.00	6,563,042.97	14.3%
4215 Reserve Officers	10,000	10,000	.00	.00	.00	10,000.00	.0%
4216 Crossing Guards	163,386	163,386	2,965.32	2,965.32	.00	160,420.68	1.8%
4217 School Resource Officer	508,324	508,324	47,443.68	26,406.37	.00	460,880.32	9.3%
4218 Liquor Control	44,001	44,001	3,349.56	1,626.26	.00	40,651.44	7.6%
4219 PSAP - E911	1,818,207	1,818,207	229,682.02	130,238.89	.00	1,588,524.98	12.6%
4220 Fire	2,774,537	2,774,537	707,035.50	.00	.00	2,067,501.50	25.5%
4410 Streets	5,180,878	5,180,878	882,548.79	258,478.88	.00	4,298,329.21	17.0%
4450 Engineering	863,938	863,938	130,267.55	70,948.51	.00	733,670.45	15.1%
4510 Parks	1,666,839	1,666,839	345,203.65	143,946.33	.00	1,321,635.35	20.7%
4550 Trails	3,000	3,000	.00	.00	.00	3,000.00	.0%
4610 Planning	434,566	434,566	58,203.96	34,663.78	.00	376,362.04	13.4%
6000 Miscellaneous	-102,600	-102,600	-14,025.97	-4,996.44	.00	-88,574.03	13.7%
6010 Interest & Investment Earning	-250,717	-250,717	-56,407.29	-17,452.55	.00	-194,309.71	22.5%
8010 Transfers In	-2,990,000	-2,990,000	-655,385.00	-393,894.27	.00	-2,334,615.00	21.9%
TOTAL GENERAL FUND	-1,992	-1,992	2,470,229.25	599,380.72	.00	-2,472,221.25*****%	
TOTAL REVENUES	-24,199,126	-24,199,126	-1,533,697.70	-819,546.02	.00	-22,665,428.30	
TOTAL EXPENSES	24,197,134	24,197,134	4,003,926.95	1,418,926.74	.00	20,193,207.05	

30 DEBT SERVICE

1010 Property Taxes	-541,950	-541,950	-4,624.10	-4,624.10	.00	-537,325.90	.9%
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AUGUST 2024 - FY2025 REVENUE & EXPENSE

FOR 2025 02

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
4710 Debt Sevice	559,596	559,596	158,101.18	500.94	.00	401,494.82	28.3%
6010 Interest & Investment Earning	-600	-600	185.00	-175.79	.00	-785.00	-30.8%
TOTAL DEBT SERVICE	17,046	17,046	153,662.08	-4,298.95	.00	-136,616.08	901.5%
TOTAL REVENUES	-542,550	-542,550	-4,439.10	-4,799.89	.00	-538,110.90	
TOTAL EXPENSES	559,596	559,596	158,101.18	500.94	.00	401,494.82	

45 CAPITAL IMPROVEMENT

1020 Sales Taxes	-3,629,655	-3,629,655	.00	.00	.00	-3,629,655.00	.0%
3000 Grants & Intergovernmental Re	-125,000	-125,000	.00	.00	.00	-125,000.00	.0%
4110 Legislative	2,290,000	2,290,000	2,000,000.00	.00	.00	290,000.00	87.3%
4140 Finance	0	0	1,252.59	978.85	.00	-1,252.59	100.0%
4210 Police	792,230	792,230	159,076.52	159,076.52	.00	633,153.48	20.1%
4410 Streets	2,176,000	2,176,000	141,911.10	141,756.10	.00	2,034,088.90	6.5%
4510 Parks	70,000	70,000	30,537.00	30,537.00	.00	39,463.00	43.6%
4550 Trails	545,000	545,000	47,812.27	43,612.27	.00	497,187.73	8.8%
6000 Miscellaneous	0	0	-3,703.14	-3,703.14	.00	3,703.14	100.0%
6010 Interest & Investment Earning	-922,000	-922,000	-11,056.08	-192,040.57	.00	-910,943.92	1.2%
6020 Sale of Capital Assets	-50,000	-50,000	.00	.00	.00	-50,000.00	.0%
8000 Contributions	-5,000	-5,000	-25.00	.00	.00	-4,975.00	.5%
8010 Transfers In	-600,000	-600,000	.00	.00	.00	-600,000.00	.0%
TOTAL CAPITAL IMPROVEMENT	541,575	541,575	2,365,805.26	180,217.03	.00	-1,824,230.26	436.8%
TOTAL REVENUES	-5,331,655	-5,331,655	-14,784.22	-195,743.71	.00	-5,316,870.78	
TOTAL EXPENSES	5,873,230	5,873,230	2,380,589.48	375,960.74	.00	3,492,640.52	

49 STORM WATER

4900 Storm Water	2,395,273	2,395,273	336,731.16	272,598.15	.00	2,058,541.84	14.1%
6000 Miscellaneous	-5,800	-5,800	-599.00	-599.00	.00	-5,201.00	10.3%
6010 Interest & Investment Earning	-15,000	-15,000	-21,878.14	-18,457.83	.00	6,878.14	145.9%
7000 Charge For Services-Proprieta	-2,011,118	-2,011,118	-293,359.58	-171,410.51	.00	-1,717,758.42	14.6%
TOTAL STORM WATER	363,355	363,355	20,894.44	82,130.81	.00	342,460.56	5.8%
TOTAL REVENUES	-2,031,918	-2,031,918	-315,836.72	-190,467.34	.00	-1,716,081.28	
TOTAL EXPENSES	2,395,273	2,395,273	336,731.16	272,598.15	.00	2,058,541.84	

50 FIBER

AUGUST 2024 - FY2025 REVENUE & EXPENSE

FOR 2025 02

50 FIBER	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
5000 Fiber	22,894,751	22,894,751	1,207,465.66	1,181,753.93	.00	21,687,285.34	5.3%
6010 Interest & Investment Earning	-1,800,000	-1,800,000	-123,665.59	-123,692.39	.00	-1,676,334.41	6.9%
7000 Charge For Services-Proprieta	-405,500	-405,500	-23,256.19	-12,517.78	.00	-382,243.81	5.7%
TOTAL FIBER	20,689,251	20,689,251	1,060,543.88	1,045,543.76	.00	19,628,707.12	5.1%
TOTAL REVENUES	-2,205,500	-2,205,500	-146,921.78	-136,210.17	.00	-2,058,578.22	
TOTAL EXPENSES	22,894,751	22,894,751	1,207,465.66	1,181,753.93	.00	21,687,285.34	

51 WATER

5100 Water	7,275,619	7,275,619	864,040.93	547,297.41	.00	6,411,578.07	11.9%
6000 Miscellaneous	-2,000	-2,000	.00	.00	.00	-2,000.00	.0%
6010 Interest & Investment Earning	-60,000	-60,000	-29,192.33	-22,440.65	.00	-30,807.67	48.7%
6020 Sale of Capital Assets	-20,000	-20,000	.00	.00	.00	-20,000.00	.0%
7000 Charge For Services-Proprieta	-6,201,000	-6,201,000	-1,129,164.33	-682,148.81	.00	-5,071,835.67	18.2%
7010 Connection & Servicing	-40,000	-40,000	-3,555.96	-1,889.70	.00	-36,444.04	8.9%
8010 Transfers In	-2,000,000	-2,000,000	-2,000,000.00	.00	.00	.00	100.0%
8020 Impact Fees	-60,000	-60,000	.00	.00	.00	-60,000.00	.0%
8030 Capital Contributions/Donatio	-50,000	-50,000	-5,647.00	-5,647.00	.00	-44,353.00	11.3%
TOTAL WATER	-1,157,381	-1,157,381	-2,303,518.69	-164,828.75	.00	1,146,137.69	199.0%
TOTAL REVENUES	-8,433,000	-8,433,000	-3,167,559.62	-712,126.16	.00	-5,265,440.38	
TOTAL EXPENSES	7,275,619	7,275,619	864,040.93	547,297.41	.00	6,411,578.07	

53 LIGHT & POWER

5300 Light & Power	39,556,787	39,556,787	6,370,339.82	3,241,446.10	.00	33,186,447.18	16.1%
6000 Miscellaneous	-122,000	-122,000	-51,279.76	-15,712.15	.00	-70,720.24	42.0%
6010 Interest & Investment Earning	-559,005	-559,005	-104,321.53	-93,359.37	.00	-454,683.47	18.7%
6020 Sale of Capital Assets	-15,000	-15,000	.00	.00	.00	-15,000.00	.0%
7000 Charge For Services-Proprieta	-33,977,804	-33,977,804	-7,138,527.23	-4,246,316.09	.00	-26,839,276.77	21.0%
7010 Connection & Servicing	-100,000	-100,000	-13,743.97	-7,325.30	.00	-86,256.03	13.7%
7030 Equipment & Facility Rents	-82,978	-82,978	.00	.00	.00	-82,978.00	.0%
8030 Capital Contributions/Donatio	-550,000	-550,000	-114,413.00	-34,726.00	.00	-435,587.00	20.8%
TOTAL LIGHT & POWER	4,150,000	4,150,000	-1,051,945.67	-1,155,992.81	.00	5,201,945.67	-25.3%
TOTAL REVENUES	-35,406,787	-35,406,787	-7,422,285.49	-4,397,438.91	.00	-27,984,501.51	
TOTAL EXPENSES	39,556,787	39,556,787	6,370,339.82	3,241,446.10	.00	33,186,447.18	

55 GOLF COURSE

AUGUST 2024 - FY2025 REVENUE & EXPENSE

FOR 2025 02

55	GOLF COURSE	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
5500	Golf Course	2,044,376	2,044,376	338,437.79	192,600.89	.00	1,705,938.21	16.6%
6000	Miscellaneous	-3,000	-3,000	-1,610.12	-1,329.20	.00	-1,389.88	53.7%
6010	Interest & Investment Earning	-8,000	-8,000	-5,667.31	-5,194.06	.00	-2,332.69	70.8%
7020	Admission & Lesson Fees	-1,136,000	-1,136,000	-425,662.92	-223,828.53	.00	-710,337.08	37.5%
7030	Equipment & Facility Rents	-555,000	-555,000	-206,097.11	-107,418.66	.00	-348,902.89	37.1%
7040	Concession & Merchandise Sale	-298,000	-298,000	-82,606.78	-47,647.52	.00	-215,393.22	27.7%
	TOTAL GOLF COURSE	44,376	44,376	-383,206.45	-192,817.08	.00	427,582.45	-863.5%
	TOTAL REVENUES	-2,000,000	-2,000,000	-721,644.24	-385,417.97	.00	-1,278,355.76	
	TOTAL EXPENSES	2,044,376	2,044,376	338,437.79	192,600.89	.00	1,705,938.21	
57 LANDFILL								
6010	Interest & Investment Earning	-288,758	-288,758	.00	.00	.00	-288,758.00	.0%
	TOTAL LANDFILL	-288,758	-288,758	.00	.00	.00	-288,758.00	.0%
	TOTAL REVENUES	-288,758	-288,758	.00	.00	.00	-288,758.00	
58 SANITATION								
5800	Refuse Collection Operations	1,674,384	1,674,384	377,292.28	80,442.23	.00	1,297,091.72	22.5%
5810	Recycle Collection Operations	910,586	910,586	263,695.46	31,461.87	.00	646,890.54	29.0%
5820	Landfill Operations	3,392,214	3,392,214	280,700.74	144,660.38	.00	3,111,513.26	8.3%
6002	Miscellaneous - Landfill	-30,000	-30,000	-5,102.53	-2,427.70	.00	-24,897.47	17.0%
6010	Interest & Investment Earning	-8,000	-8,000	-32,742.88	-30,366.14	.00	24,742.88	409.3%
6012	Interest Earnings - Landfill	0	0	-33,780.59	-16,889.95	.00	33,780.59	100.0%
7000	Charge For Services-Proprieta	-2,028,392	-2,028,392	-268,756.20	-162,576.16	.00	-1,759,635.80	13.2%
7001	Charge For Services - Recycle	-628,560	-628,560	-86,679.92	-52,345.51	.00	-541,880.08	13.8%
7002	Charge For Services - Landfil	-1,735,000	-1,735,000	-347,345.43	-166,290.37	.00	-1,387,654.57	20.0%
	TOTAL SANITATION	1,547,232	1,547,232	147,280.93	-174,331.35	.00	1,399,951.07	9.5%
	TOTAL REVENUES	-4,429,952	-4,429,952	-774,407.55	-430,895.83	.00	-3,655,544.45	
	TOTAL EXPENSES	5,977,184	5,977,184	921,688.48	256,564.48	.00	5,055,495.52	
59 CEMETERY								
5900	Cemetery	650,723	650,723	85,054.43	42,173.50	.00	565,668.57	13.1%
6010	Interest & Investment Earning	-11,000	-11,000	-4,391.62	-4,004.49	.00	-6,608.38	39.9%

AUGUST 2024 - FY2025 REVENUE & EXPENSE

FOR 2025 02

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
7000 Charge For Services-Proprieta	-576,100	-576,100	-96,080.00	-47,230.00	.00	-480,020.00	16.7%
7050 Cemetery Burial Plot Sales	-108,625	-108,625	-21,325.00	-10,125.00	.00	-87,300.00	19.6%
TOTAL CEMETERY	-45,002	-45,002	-36,742.19	-19,185.99	.00	-8,259.81	81.6%
TOTAL REVENUES	-695,725	-695,725	-121,796.62	-61,359.49	.00	-573,928.38	
TOTAL EXPENSES	650,723	650,723	85,054.43	42,173.50	.00	565,668.57	
61 COMPUTER MAINTENANCE							
4000 Charges For Services-Governmn	-205,000	-205,000	.00	.00	.00	-205,000.00	.0%
6000 Miscellaneous	0	0	-450.00	-450.00	.00	450.00	100.0%
6010 Interest & Investment Earning	-1,500	-1,500	-10.09	-9.24	.00	-1,489.91	.7%
6100 Computer Maintenance	203,350	203,350	388.27	388.26	.00	202,961.73	.2%
TOTAL COMPUTER MAINTENANCE	-3,150	-3,150	-71.82	-70.98	.00	-3,078.18	2.3%
TOTAL REVENUES	-206,500	-206,500	-460.09	-459.24	.00	-206,039.91	
TOTAL EXPENSES	203,350	203,350	388.27	388.26	.00	202,961.73	
63 LIABILITY INSURANCE							
6010 Interest & Investment Earning	-32,550	-32,550	-4,652.14	-3,909.50	.00	-27,897.86	14.3%
6300 Liability Insurance	1,054,165	1,054,165	19,785.76	13,353.31	.00	1,034,379.24	1.9%
7000 Charge For Services-Proprieta	-656,561	-656,561	.00	.00	.00	-656,561.00	.0%
TOTAL LIABILITY INSURANCE	365,054	365,054	15,133.62	9,443.81	.00	349,920.38	4.1%
TOTAL REVENUES	-689,111	-689,111	-4,652.14	-3,909.50	.00	-684,458.86	
TOTAL EXPENSES	1,054,165	1,054,165	19,785.76	13,353.31	.00	1,034,379.24	
64 WORKERS' COMP INSURANCE							
6010 Interest & Investment Earning	-22,500	-22,500	-4,238.69	-3,835.58	.00	-18,261.31	18.8%
6400 workers' Comp Insurance	514,814	514,814	32,212.70	19,629.07	.00	482,601.30	6.3%
7000 Charge For Services-Proprieta	-368,522	-368,522	-49,552.47	-29,007.95	.00	-318,969.53	13.4%
TOTAL WORKERS' COMP INSURANCE	123,792	123,792	-21,578.46	-13,214.46	.00	145,370.46	-17.4%
TOTAL REVENUES	-391,022	-391,022	-53,791.16	-32,843.53	.00	-337,230.84	
TOTAL EXPENSES	514,814	514,814	32,212.70	19,629.07	.00	482,601.30	
72 RDA REVOLVING LOAN FUND							

AUGUST 2024 - FY2025 REVENUE & EXPENSE

FOR 2025 02

72	RDA REVOLVING LOAN FUND	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
6000	Miscellaneous	-149,713	-149,713	-29,547.91	-17,258.74	.00	-120,165.09	19.7%
6010	Interest & Investment Earning	-149,423	-149,423	-9,804.50	-7,082.24	.00	-139,618.50	6.6%
7200	RDA Revolving Loans	1,500,480	1,500,480	3,290,038.00	18.50	.00	-1,789,558.00	219.3%
	TOTAL RDA REVOLVING LOAN FUND	1,201,344	1,201,344	3,250,685.59	-24,322.48	.00	-2,049,341.59	270.6%
	TOTAL REVENUES	-299,136	-299,136	-39,352.41	-24,340.98	.00	-259,783.59	
	TOTAL EXPENSES	1,500,480	1,500,480	3,290,038.00	18.50	.00	-1,789,558.00	

73 REDEVELOPMENT AGENCY

1010	Property Taxes	-79,000	-79,000	.00	.00	.00	-79,000.00	.0%
1040	Property Tax Increment	-764,947	-764,947	.00	.00	.00	-764,947.00	.0%
4000	Charges For Services-Governmn	0	0	-6,000.00	-6,000.00	.00	6,000.00	100.0%
6010	Interest & Investment Earning	-24,000	-24,000	-7,114.69	-6,522.99	.00	-16,885.31	29.6%
7300	Redevelopment Agency	1,763,929	1,763,929	2,422,975.84	9,795.70	.00	-659,046.84	137.4%
8010	Transfers In	0	0	-2,400,000.00	.00	.00	2,400,000.00	100.0%
	TOTAL REDEVELOPMENT AGENCY	895,982	895,982	9,861.15	-2,727.29	.00	886,120.85	1.1%
	TOTAL REVENUES	-867,947	-867,947	-2,413,114.69	-12,522.99	.00	1,545,167.69	
	TOTAL EXPENSES	1,763,929	1,763,929	2,422,975.84	9,795.70	.00	-659,046.84	

74 CEMETERY PERPETUAL CARE

6010	Interest & Investment Earning	-72,000	-72,000	-11,626.16	-10,600.52	.00	-60,373.84	16.1%
7050	Cemetery Burial Plot Sales	-43,000	-43,000	-13,275.00	-5,025.00	.00	-29,725.00	30.9%
7400	Cemetery Perpetual Care	451	451	72.38	56.41	.00	378.62	16.0%
	TOTAL CEMETERY PERPETUAL CARE	-114,549	-114,549	-24,828.78	-15,569.11	.00	-89,720.22	21.7%
	TOTAL REVENUES	-115,000	-115,000	-24,901.16	-15,625.52	.00	-90,098.84	
	TOTAL EXPENSES	451	451	72.38	56.41	.00	378.62	

78 LANDFILL CLOSURE

6010	Interest & Investment Earning	-45,600	-45,600	-9,029.54	-4,514.68	.00	-36,570.46	19.8%
	TOTAL LANDFILL CLOSURE	-45,600	-45,600	-9,029.54	-4,514.68	.00	-36,570.46	19.8%
	TOTAL REVENUES	-45,600	-45,600	-9,029.54	-4,514.68	.00	-36,570.46	

83 RAP TAX

AUGUST 2024 - FY2025 REVENUE & EXPENSE

FOR 2025 02

83	RAP TAX	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
1050	RAP Taxes	-750,000	-750,000	.00	.00	.00	-750,000.00	.0%
6010	Interest & Investment Earning	-8,000	-8,000	-800.41	-740.92	.00	-7,199.59	10.0%
8300	RAP Tax	928,800	928,800	82,504.74	16,678.94	.00	846,295.26	8.9%
	TOTAL RAP TAX	170,800	170,800	81,704.33	15,938.02	.00	89,095.67	47.8%
	TOTAL REVENUES	-758,000	-758,000	-800.41	-740.92	.00	-757,199.59	
	TOTAL EXPENSES	928,800	928,800	82,504.74	16,678.94	.00	846,295.26	
99 INVESTMENT								
6010	Interest & Investment Earning	0	0	-504,594.95	-228,067.16	.00	504,594.95	100.0%
	TOTAL INVESTMENT	0	0	-504,594.95	-228,067.16	.00	504,594.95	100.0%
	TOTAL REVENUES	0	0	-504,594.95	-228,067.16	.00	504,594.95	
	GRAND TOTAL	28,453,375	28,453,375	5,240,283.98	-67,286.94	.00	23,213,091.02	18.4%

** END OF REPORT - Generated by Tyson Beck **

City Council Staff Report



Subject: Land Use Code Text Amendment to the Single-Family Residential Zone Use Table
Author: Amber Corbridge, Senior Planner
Date: October 22, 2024

Background

The Single-Family Residential Zone Use table includes a list of uses which are labeled as either P (Permitted), C (Conditional), or N (Prohibited). The Land Use Ordinance 14-4-103 also states that *any use not listed herein is also expressly prohibited*. The applicant, Jordan T. Buckner representing Memorial Mortuaries and Cemeteries, is proposing to amend the ordinance language to add two (2) new uses to the existing land use table in the Single-Family Residential Zone (14-4-103), which are not listed. Memorial Mortuaries and Cemeteries is a locally owned funeral home and cemetery organization which developed the Lakeview Cemetery (in 1980) at 1640 Lakeview Drive (Single-Family Residential, R-3 Zone).

The applicant’s proposal is to add the following uses: 1) **“Funeral Home or Memorial Mortuary”** as a conditional use (C) in the R-3, R-4, and R-F Zones, and prohibited (N) in the R-1 Zone, and 2) **“Public or Private Assembly”** as a conditional use (C) in the R-3, R-4, and R-F Zones, and prohibited (N) in the R-1 Zone, as shown below:

Use	R-3, R-4, & R-F	R-1	Use	R-3, R-4, & R-F	R-1
Private Recreational Facility	C	C	Private Recreational Facility	C	C
Public or Private Cemetery	C	C	Public or Private Assembly	C	N
Funeral Home or Mortuary	C	N	Public or Private Cemetery	C	C
Public or Private Utility Facility	C	C	Public or Private Utility Facility	C	C
Public Recreational Facility	P	P	Public Recreational Facility	P	P
Public Schools	P	P	Public Schools	P	P
Residence for Persons with Disability as set forth in 10-9a 504 of the Utah Code	P	P	Residence for Persons with Disability as set forth in 10-9a 504 of the Utah Code	P	P
Residential Accessory Structure	P/C	P/C	Residential Accessory Structure	P/C	P/C
Residential Facility for Elderly Persons as set forth in 10-9a 519 of the Utah Code	P	P	Residential Facility for Elderly Persons as set forth in 10-9a 519 of the Utah Code	P	P
Schools for the Disabled	C	C	Schools for the Disabled	C	C
Single or Two-Family Dwelling – Existing	P	P	Single or Two-Family Dwelling – Existing	P	P
Single-Family Dwelling – New	P	P	Single-Family Dwelling – New	P	P
Telecommunication Facility no on City Property	C	C	Telecommunication Facility no on City Property	C	C
Telecommunication Facility on City Property	P	P	Telecommunication Facility on City Property	P	P
Two Family Dwelling - New	N	N	Two Family Dwelling - New	N	N
Utility Lines and Rights-of-Way	P	P	Utility Lines and Rights-of-Way	P	P

The applicant states the following reasons (See Attached Applicant’s Narrative) for the above proposed amendments:

1. Update the codes to allow for funeral homes/mortuaries in the single-family residential zones, specifically R-3 and R-4 Zones where existing facilities exist, such as Lindquist Mortuary (at 727 North 400 East, R-4 Zone).
2. Desire to build a new mortuary/funeral home and event venue on grounds of the Memorial Lakeview Mortuary and Cemetery (at 1640 Lakeview Drive, R-4 Zone).

The Planning Commission reviewed this application on Tuesday, October 1, 2024. The Commission forwarded a positive recommendation (6-0) with the listed conditions below and shown in the attached draft ordinance.

Analysis

The City Council will need to find that the proposed Land Use Code Text Amendments as stated above are necessary, in the interest of the public, and meet the goals and objectives of the Bountiful General Plan.

Funeral Home or Mortuary

The applicant states multiple reasons why the proposed amendment to add “Funeral Home or Mortuary” to the Single-Family Residential Zone is a necessity and in the interest of the public. Memorial Mortuaries and Cemeteries have served the surrounding residential neighborhood holding funeral services at the cemetery on Bountiful Boulevard for over 30 years with no complaints or issues. Funeral homes are gathering places for the community and allow for family, friends, and acquaintances to process grief in an emotionally safe environment. The applicant believes allowing a funeral home to be built on a private cemetery in Bountiful would improve the sense of community for the surrounding neighborhood and create a better experience for the funeral service.

It is common to see a funeral home or mortuary structure with the use of a public or private cemetery, which is currently listed as a conditional use in the Single-Family Residential Zone. The applicant provided other funeral home locations established on cemetery properties in Utah, such as in Sandy, Salt Lake City, Millcreek, Riverton, West Valley, West Jordan, Cottonwood Heights, and Ogden.

Additionally, there are existing funeral homes/mortuaries in residential zones, such as in Sandy, Cottonwood Heights, and Bountiful (*Lindquist Mortuary, R-4 Zone*). Although Lindquist Mortuary (built in 1966) was established legally (zoned Commercial C-3A in 1966), the property is considered a legal nonconforming use, as mortuaries are currently prohibited in the R-4 Zone (See Figure 1 below). It would be beneficial for the City to

update the Land Use Code to allow the existing mortuary on 400 East in Single-Family Residential zones.

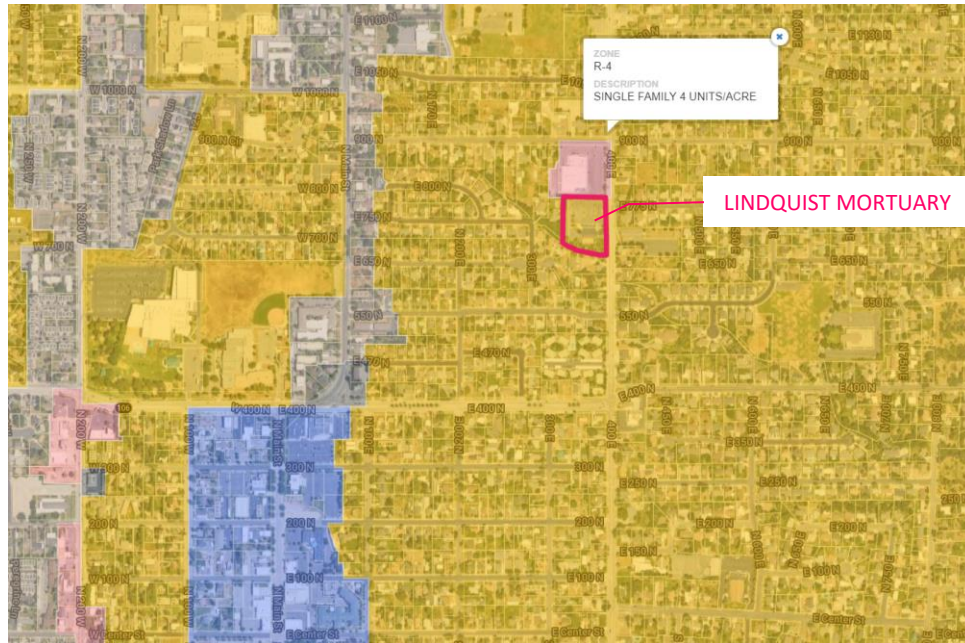


Figure 1. Lindquist Mortuary at 727 North 400 East, Bountiful Zoning Map, 2024

The applicant addresses how the proposed amendment to allow funeral home or mortuary to residential zones meets the Bountiful Goals and objectives in Title 14, Chapter 1:

1. *To encourage and facilitate the orderly growth and development of the community*
2. *To provide adequate open space for light and air; to prevent overcrowding of the land*
3. *To place compatible uses together in the community.*
4. *To enhance the economic, historical, and cultural well-being of the inhabitants of the community.*

The addition of a funeral home or mortuary in a residential zone would support the growing needs of the community by providing a venue for funeral services in an aesthetic way. This proposal is to include this as a conditional use (in R-3, R-4 and R-F Zones), which would require the land use authority to impose conditions to mitigate any potential negative impacts of a funeral home or mortuary in a residential neighborhood. A funeral home or mortuary may be placed in a cemetery, which supports keeping and maintaining open spaces in the community, as cemeteries are commonly viewed as parks and open space in development patterns. Funeral homes and mortuaries are similar in nature to other gathering places, such as churches or places of worship, where funeral services have been known to take place and are generally allowed in residential zones (e.g. Bountiful City).

Staff recommends including the definition of “Funeral Home or Mortuary” in the Code (14-3) to clarify the meaning and intent of the proposed amendment (See Attached Draft Ordinance).

Public or Private Assembly

In addition to the above proposed amendment, the applicant would also like to request adding “Public or Private Assembly” to the Single-Family Residential Zone (R-3, R-4, and R-F) as a conditional use. The applicant states that weddings and event centers are important focal points of the community and may be a place where people like to celebrate life events close to home. There are examples of these types of venues in residential zones found in Utah, such as Le Jardin in Sandy (R-1-20A), Barbwire and Lace in Pleasant Grove (R1-12), and La Capella in Bountiful (RM-13).

Although the City’s goals include enhancing the economic, historical, and cultural well-being of the inhabitants of the community, there is a need to maintain residential character in neighborhoods, in the single-family residential zones. There are different terms to describe gathering places used for weddings and/or life events. It is important to understand the different types of gathering places and specify which ones are appropriate in single-family residential zones. Typically, places of worship or other similar non-residential buildings and sites may be used for events on occasion, like a wedding or reception. Staff recommends the following definition with this proposed amendment to ensure the **public or private assembly** meets the best interest of single-family residential neighborhoods:

Public or Private Assembly: a business that provides for a fee, indoor and/or outdoor facilities for gatherings, such as weddings, receptions, meetings, parties, ceremonies, or similar activities.

Although the proposed use would be listed as a conditional use, Commission recommends adding the following regulations (also shown in the attached draft ordinance):

1. Limit public or private assembly to parcels to at least three (3) acres.
2. Increase structure setbacks to a minimum of seventy-five (75) feet.

Department Review

This staff report was written by the Senior Planner and was reviewed by the City Engineer, City Attorney, and Planning Director.

Significant Impacts

There are no potential negative impacts to amending the Land Use Code to allow funeral homes/mortuaries in the Single-Family Residential Zone. There may be potential negative impacts to allowing event centers, or public private assembly in this zone, as stated above.

Recommendation

The Planning Commission recommends the City Council review the proposed Land Use Code Text Amendments and approve Ordinance 2024-07 as attached.

Attachments

1. Applicant’s Narrative
2. Draft Ordinance 2024-07

Proposed Land Use Code Amendment – Memorial Mortuaries & Cemeteries

The proposed amendment to the land use code would add a use to the Permitted, Conditional, and Prohibited Uses table 14-4-103 of Bountiful’s land use code located in Chapter 4, section 14. The use titled “Public or Private Assembly” would be added to the table. This amendment would also establish public or private assembly as a “C” or conditional use to zones R-3, R-4, and R-F zones and a “N” or not permitted to the R-1 zone.

Existing Land Use Table

Table 14-4-203

<u>Use</u>	<u>R-3, R-4, & R-F</u>	<u>R-1</u>
Accessory Dwelling Unit, detached, as set forth in the Supplementary Development Standards of this Title	C	C
Accessory Dwelling Unit, internal, as set forth in the Supplementary Development Standards chapter of this Title	P	P
Chickens and related structures as set forth in this title	P	P
Churches, Synagogues, and Temples	P	P
Coops, barns, stalls, pens, and any other animal housing as set forth in this Title	N	P
Denominational and Private School	C	C
Domesticated Farm Animals, as set forth in this Chapter	N	P
Home Occupation, Temporary, and Seasonal Uses as set forth in this Title	P/C	P/C
Household Pets as set forth in this Title	P	P
Library	C	C
Multi-Family Residential Dwelling	N	N
Municipal Facility	P	P
Preschool, Group Instruction, or Daycare with eight (8) or less children, including those residing in the home	P	P

Proposed Land Use Table (with changes highlighted in yellow)

Table 14-4-203

<u>Use</u>	<u>R-3, R-4, & R-F</u>	<u>R-1</u>
Accessory Dwelling Unit, detached, as set forth in the Supplementary Development Standards of this Title	C	C
Accessory Dwelling Unit, internal, as set forth in the Supplementary Development Standards chapter of this Title	P	P
Chickens and related structures as set forth in this title	P	P
Churches, Synagogues, and Temples	P	P
Coops, barns, stalls, pens, and any other animal housing as set forth in this Title	N	P
Denominational and Private School	C	C
Domesticated Farm Animals, as set forth in this Chapter	N	P
Home Occupation, Temporary, and Seasonal Uses as set forth in this Title	P/C	P/C
Household Pets as set forth in this Title	P	P
Library	C	C
Multi-Family Residential Dwelling	N	N
Municipal Facility	P	P
Preschool, Group Instruction, or Daycare with eight (8) or less children, including those residing in the home	P	P

Use R-3, R-4, & R-F R-1

Private Recreational Facility	C	C
Public or Private Cemetery	C	C
Public or Private Utility Facility	C	C
Public Recreational Facility	P	P
Public Schools	P	P
Residence for Persons with Disability as set forth in 10-9a 504 of the Utah Code	P	P
Residential Accessory Structure	P/C	P/C
Residential Facility for Elderly Persons as set forth in 10-9a 519 of the Utah Code	P	P
Schools for the Disabled	C	C
Single or Two-Family Dwelling – Existing	P	P
Single-Family Dwelling – New	P	P
Telecommunication Facility no on City Property	C	C
Telecommunication Facility on City Property	P	P
Two Family Dwelling - New	N	N
Utility Lines and Rights-of-Way	P	P

Use R-3, R-4, & R-F R-1

Private Recreational Facility	C	C
Public or Private Assembly	C	N
Public or Private Cemetery	C	C
Public or Private Utility Facility	C	C
Public Recreational Facility	P	P
Public Schools	P	P
Residence for Persons with Disability as set forth in 10-9a 504 of the Utah Code	P	P
Residential Accessory Structure	P/C	P/C
Residential Facility for Elderly Persons as set forth in 10-9a 519 of the Utah Code	P	P
Schools for the Disabled	C	C
Single or Two-Family Dwelling – Existing	P	P
Single-Family Dwelling – New	P	P
Telecommunication Facility no on City Property	C	C
Telecommunication Facility on City Property	P	P
Two Family Dwelling - New	N	N
Utility Lines and Rights-of-Way	P	P

Supporting Documentation – Land use code amendments to allow funeral homes as a conditional use in R-3 zones

Funeral Homes

Memorial Mortuaries and Cemeteries is a locally owned funeral home and cemetery organization, with roots going back 65 years. In the late 1980's, Memorial acquired and developed a beautiful cemetery in the foothills of Bountiful. For over 30 years, Memorial Lakeview Cemetery has been serving families, creating a gorgeous environment for families to honor their loved ones that have passed away.

Memorial also owns and operates funeral homes and cemeteries in Salt Lake County. Because of our infrastructure in Salt Lake, we have been offering funeral services to families in Bountiful out of our Lakeview Cemetery offices for over 30 years. During that time, we've conducted and handled hundreds of funeral services for Bountiful families with no complaints or issues from our wonderful residential neighbors. It recently came to our attention that the land use tables for the zone in which our property resides currently does not specify that a funeral home is an acceptable land use in an R-3 zone.

Considering the long history of Lakeview Mortuary and Cemetery serving families in Bountiful, we desire to operate in good standing with the city and to therefore update the land use table to reflect that. In our research, we have also discovered that Lindquist Mortuary, located on 727 North, 400 East in Bountiful currently resides in an R-4 Zone, which utilizes the same land use standards as the R-3 zone. Lindquist has been operating as a funeral home in Bountiful since 1966. This amendment would also bring Lindquist Mortuary into good standing from a zoning perspective.

It is very common in Utah for private cemeteries to have funeral homes established on the cemetery property. The following cemeteries in Utah also have a funeral home located on their property:

- Larkin Sunset Gardens – 1950 East 10600 South, Sandy, Utah
- Larkin Sunset Lawn Cemetery and Mortuary – 2350 East 1300 South, Salt Lake City, Utah
- Wasatch Lawn Memorial Park and Mortuary - 3401 South Highland Drive, Millcreek, Utah
- Wasatch Lawn Memorial Park South Valley Cemetery and Mortuary – 13001 South 3600 West, Riverton, Utah
- Valley View Memorial Park and Funeral Home - 4335 West 4100 South, West Valley City, Utah 84120
- Memorial Redwood Mortuary and Cemetery – 6500 South Redwood Road, West Jordan, Utah

- Memorial Lake Hills Mortuary and Cemetery – 10055 South State Street, Sandy, Utah
- Memorial Mountain View Mortuary and Cemetery – 3115 East Bengal Blvd, Cottonwood Heights, Utah
- Leavitt’s Mortuary & Aultorest Memorial Park – 836 36th Street, Ogden, Utah

The language of the proposed amendment to the land use ordinance table is limiting in that we are only requesting funeral homes to be a conditional use. This should help the city have control about where future potential funeral homes are or are not allowed to be located in the affected zones.

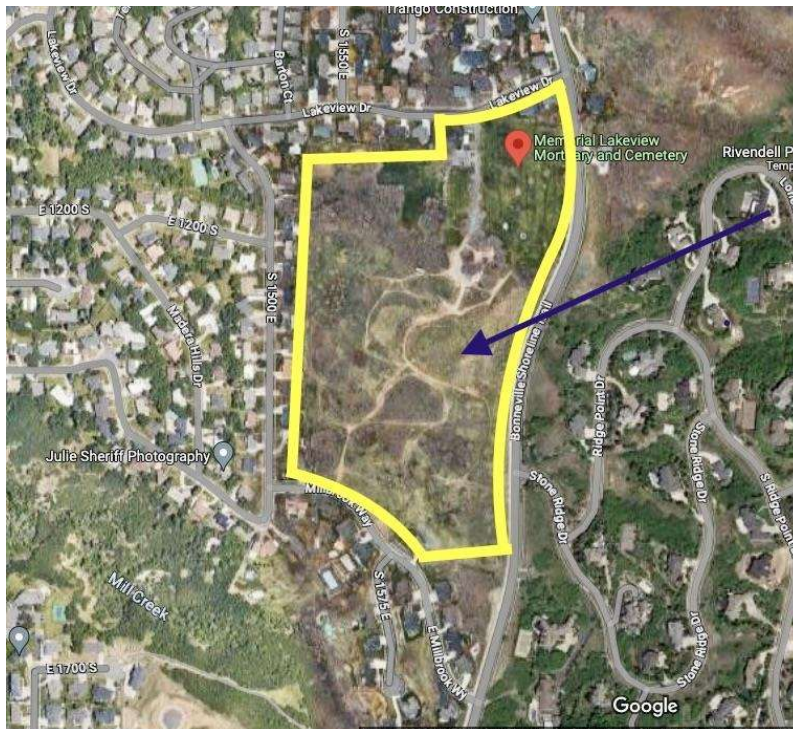
Additionally, there is precedent for a funeral home to be located in a residential zone, even in Bountiful, as noted above. The following funeral homes, all located in Utah, currently reside in residential zones (and is not reflective of the ONLY funeral homes in residential zones, but merely a sampling):

- Larkin Sunset Gardens – 1950 East 10600 South, Sandy, Utah, currently located in a R-1-20A zone
- Memorial Mountain View Mortuary – 3115 E. Bengal Blvd, Cottonwood Heights, Utah RR-1-21
- Lindquist Mortuary – 727 North, 400 East, Bountiful Utah, currently located in a R-4 zone

There may be concerns about increased traffic along Bountiful Blvd or Lakeview Drive. However, it is important to remember that the Lakeview cemetery already conducts hundreds of burials each year, and to our knowledge there have been no complaints about traffic to this point.

Funeral Homes are gathering places for the community. They allow family, friends, and acquaintances to process their grief in an emotionally safe environment. They provide a venue for the community to support the circle of family and friends that have lost someone dear to them. We believe that allowing for a funeral home to be built on a private cemetery in Bountiful will improve the sense of community for the surrounding neighborhoods and create a better experience for those that have selected Lakeview Cemetery for the burial spot of their loved one.

Memorial Mortuaries and Cemeteries owns the property outlined in yellow below. The current funeral home facilities do not adequately meet the needs of Bountiful families, as there is limited space for viewings and services indoors. Therefore, we desire to build a beautiful, modern, tasteful funeral home that is large enough to accommodate families that desire to hold viewings and services onsite. We feel strongly this will create immense value to the community. The new facility will have beautiful views of the Bountiful Temple and the Great Salt Lake and will enhance the funeral home service offerings for residents of the city.



The funeral home would be built on the elevated, undeveloped land just to the south of the developed cemetery (which is located in the northeast corner of the land owned by Memorial).

Our desire is to continue serving families in Bountiful for decades to come. We believe Bountiful and Davis County deserve to have a venue with fantastic views on the east bench to meet their grieving needs in a beautiful setting that many life-long residents have enjoyed throughout their entire lives.

What is the reason for the land use amendment?

There are two core reasons for why we have submitted this land use amendment and why we believe it is justified:

1. There exist two funeral homes in Bountiful that reside in either the R-3 or R-4 zone. Currently, funeral homes or mortuaries are not listed as a permitted or conditional use in those zones. These firms are Memorial Lakeview Mortuary and Cemetery and Lindquist Mortuary. Considering that both firms are firmly entrenched in the community and have been operating as mortuaries for decades, we feel that there will be no impact on the community by amending the land use table to allow funeral homes or mortuaries as conditional uses in the R-3 or R-4 zones.
2. Our desire is to build a new mortuary on the grounds of the Memorial Lakeview Mortuary and Cemetery property to meet the current needs of Bountiful residents. Considering that we've operated as a funeral home for decades with no complaints from residents or city officials, we believe a new, modern facility with captivating views of the city and Bountiful Temple will improve the service offerings available to Bountiful residents. Upon discovery that the current land-use table does not appear to be up-to-date, it is our desire to rectify that before proceeding forward with construction of our new mortuary building.

How does the code text amendment further promote the objectives and purposes of this Ordinance

Chapter 1 of Bountiful's City Land Use Code states that the following are a part of the city's purposes and objectives with regards to the Land use Code:

- “To encourage and facilitate the orderly growth and development of the community and to implement the goals and policies of the General Plan.”
 - As Bountiful grows, so will the needs of its families. An additional event venue facilitates that growth in a tasteful, orderly way.
- “To Provide adequate open space for light and air; to prevent overcrowding of the land.”
 - Memorial Mortuaries and Cemeteries owns acres and acres of open space. Being able to establish a beautiful venue will improve the economic feasibility of keeping that open space reserved for future cemetery development (which would reduce future overcrowding of the land). Without the ability to construct a new facility, it potentially becomes more economically feasible to sell off the land to developers for additional housing developments.
- “To place compatible uses together in the community.”
 - With the Bountiful LDS temple just down the road from the property in question, a beautiful venue creates a wonderful synergy for families that can hold their ceremony and then luncheons or receptions nearby.
- “To enhance the economic, historical, and cultural well-being of the inhabitants of the community.”
 - Memorial's goal is to construct an event venue that highlights Bountiful's historical, cultural, and beautiful sites – The LDS Temple and the Great Salt Lake.
 - The lack of sufficient public or private gathering centers in Bountiful likely means that Bountiful families are using facilities in other cities for their gathering needs. Adding a venue to Bountiful will increase the tax base for the city instead of that tax revenue filtering to surrounding communities.

How does the code text amendment further promote the objectives and purposes of this Ordinance

Chapter 1 of Bountiful's City Land Use Code states that the following are a part of the city's purposes and objectives with regards to the Land use Code:

- “To encourage and facilitate the orderly growth and development of the community and to implement the goals and policies of the General Plan.”
 - This land use amendment brings clarity to the land use table. Considering multiple funeral homes currently and have operated in R-3 and R-4 zones (as outlined in other supporting documentation) this amendment brings order to the general plan, by bring up-to-date the table to reflect what has been occurring in the zones for decades.
- “To Provide adequate open space for light and air; to prevent overcrowding of the land.”
 - Memorial Mortuaries and Cemeteries owns acres and acres of open space. Being able to establish a new, modern facility will improve the economic feasibility of keeping that open space reserved for future cemetery development (which would reduce future overcrowding of the land). Without the ability to construct a new facility, it potentially becomes more economically feasible to sell off the land to developers for additional housing developments.
- “To place compatible uses together in the community.”
 - As presented in our other supporting documentation, funeral homes and cemeteries are incredibly synergistic. The vast majority of private cemeteries have a full-service mortuary on-site. Families like to be able to take care of both their funeral and cemetery needs all in one place.
- “To enhance the economic, historical, and cultural well-being of the inhabitants of the community.”
 - Memorial's goal is to construct a funeral home facility that highlights Bountiful's historical, cultural, and beautiful sites – The LDS Temple and the Great Salt Lake.

Supporting Documentation – Land use code amendments to private and public gatherings as a conditional use in R-3 zones.

Wedding and Event Centers

Wedding and event centers are important focal points in the community. It is where residents gather to celebrate life events and achievements. Many young adults like to hold these events close to where they grow up. A beautiful event venue surrounded by residential neighborhoods matches the community’s needs perfectly. Bountiful currently has no wedding or event venues situated high up on the benches of the city. A venue that provided beautiful views of the Great Salt Lake and the Bountiful Temple would be an incredible addition to the community, providing residents a unique venue offering not found anywhere else in Davis County.

Private or public gathering spaces in a residential zone is not without precedent in Utah. The following are examples of existing venues that are currently situated in residential zones:

- Le Jardin, located at 1910 Dimple Dell Road, Sandy, Utah and situated in an R-1-20A zone (also owned and operated by a funeral home and cemetery)
- Barbwire and Lace, located at 2182 Glendon Way, Pleasant Grove, Utah and situated in an R1-12 Zone
- La Capella at Canterbury, located at 197 E., 500 S., Bountiful, Utah and situated in an RM-13 zone.

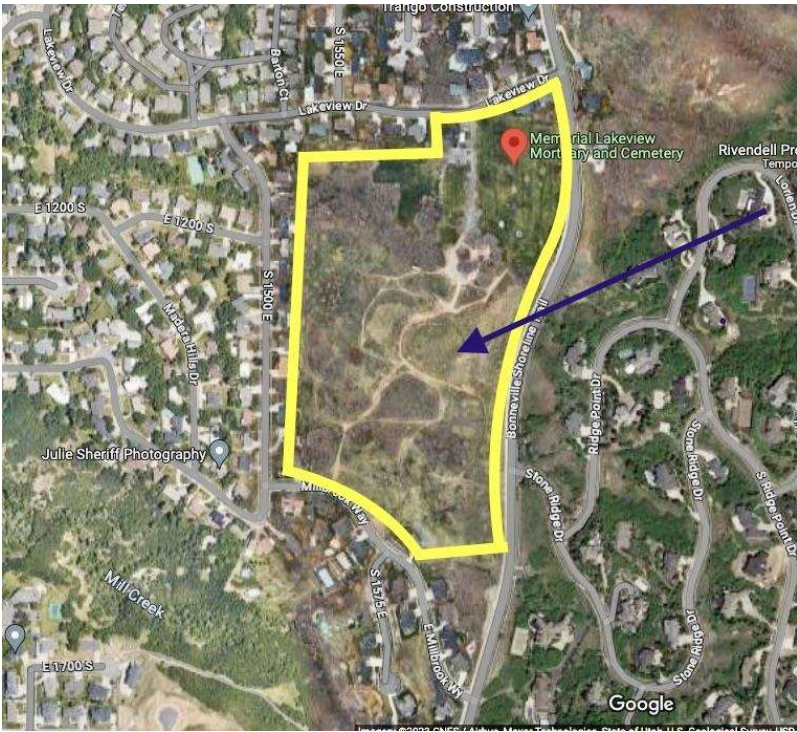
As noted, the city of Bountiful already allows the existence of an event center in a residential zone. The precedent exists, therefore, to allow additional public or private gathering space in other residential zones in the city on a conditional use basis.

There may be concerns about increased traffic along Bountiful Blvd or Lakeview Drive. However, it is important to remember that the Bountiful LDS temple already conducts hundreds of weddings each year, and to our knowledge there have been no complaints about traffic to this point.

Places of gathering are important “third spaces” where the community gathers together to celebrate important life events. These spaces allow for members of the community to meet new people, foster relationships with existing friends and family, affirm their identity, and build empathy for others.

The city of Bountiful is lacking in modern, beautiful facilities for gathering, especially those that have beautiful views of the city, the temple, and the Great Salt Lake. Allowing for a place of gathering place on a conditional basis would greatly enhance the city and the community.

Memorial Mortuaries and Cemeteries owns the property outlined in yellow below. Our vision is to build a full-service funeral home facility along with a wedding/venue center on our undeveloped land.



The funeral home and event venue would be built on the elevated, undeveloped land just to the south of the developed cemetery (which is located in the northeast corner of the land owned by Memorial).

Proposed Land Use Code Amendment – Memorial Mortuaries & Cemeteries

The proposed amendment to the land use code would add a use to the Permitted, Conditional, and Prohibited Uses table 14-4-103 of Bountiful’s land use code located in Chapter 4, section 14. The use titled “Funeral Home or Mortuary” would be added to the table. This amendment would also establish funeral homes or mortuaries as a “C” or conditional use to zones R-3, R-4, and R-F zones and a “N” or not permitted to the R-1 zone.

Existing Land Use Table

Table 14-4-203

Use R-3, R-4, & R-F R-1

Accessory Dwelling Unit, detached, as set forth in the Supplementary Development Standards of this Title	C	C
Accessory Dwelling Unit, internal, as set forth in the Supplementary Development Standards chapter of this Title	P	P
Chickens and related structures as set forth in this title	P	P
Churches, Synagogues, and Temples	P	P
Coops, barns, stalls, pens, and any other animal housing as set forth in this Title	N	P
Denominational and Private School	C	C
Domesticated Farm Animals, as set forth in this Chapter	N	P
Home Occupation, Temporary, and Seasonal Uses as set forth in this Title	P/C	P/C
Household Pets as set forth in this Title	P	P
Library	C	C
Multi-Family Residential Dwelling	N	N
Municipal Facility	P	P
Preschool, Group Instruction, or Daycare with eight (8) or less children, including those residing in the home	P	P

Proposed Land Use Table (with changes highlighted in yellow)

Table 14-4-203

Use R-3, R-4, & R-F R-1

Accessory Dwelling Unit, detached, as set forth in the Supplementary Development Standards of this Title	C	C
Accessory Dwelling Unit, internal, as set forth in the Supplementary Development Standards chapter of this Title	P	P
Chickens and related structures as set forth in this title	P	P
Churches, Synagogues, and Temples	P	P
Coops, barns, stalls, pens, and any other animal housing as set forth in this Title	N	P
Denominational and Private School	C	C
Domesticated Farm Animals, as set forth in this Chapter	N	P
Home Occupation, Temporary, and Seasonal Uses as set forth in this Title	P/C	P/C
Household Pets as set forth in this Title	P	P
Library	C	C
Multi-Family Residential Dwelling	N	N
Municipal Facility	P	P
Preschool, Group Instruction, or Daycare with eight (8) or less children, including those residing in the home	P	P

Use R-3, R-4, & R-F R-1

Private Recreational Facility	C	C
Public or Private Cemetery	C	C
Public or Private Utility Facility	C	C
Public Recreational Facility	P	P
Public Schools	P	P
Residence for Persons with Disability as set forth in 10-9a 504 of the Utah Code	P	P
Residential Accessory Structure	P/C	P/C
Residential Facility for Elderly Persons as set forth in 10-9a 519 of the Utah Code	P	P
Schools for the Disabled	C	C
Single or Two-Family Dwelling – Existing	P	P
Single-Family Dwelling – New	P	P
Telecommunication Facility no on City Property	C	C
Telecommunication Facility on City Property	P	P
Two Family Dwelling - New	N	N
Utility Lines and Rights-of-Way	P	P

Use R-3, R-4, & R-F R-1

Private Recreational Facility	C	C
Public or Private Cemetery	C	C
Funeral Home or Mortuary	C	N
Public or Private Utility Facility	C	C
Public Recreational Facility	P	P
Public Schools	P	P
Residence for Persons with Disability as set forth in 10-9a 504 of the Utah Code	P	P
Residential Accessory Structure	P/C	P/C
Residential Facility for Elderly Persons as set forth in 10-9a 519 of the Utah Code	P	P
Schools for the Disabled	C	C
Single or Two-Family Dwelling – Existing	P	P
Single-Family Dwelling – New	P	P
Telecommunication Facility no on City Property	C	C
Telecommunication Facility on City Property	P	P
Two Family Dwelling - New	N	N
Utility Lines and Rights-of-Way	P	P



BOUNTIFUL

MAYOR
Kendalyn Harris

CITY COUNCIL
Kate Bradshaw
Beth Child
Richard Higginson
Matt Murri
Cecilee Price-Huish

CITY MANAGER
Gary R. Hill

Bountiful City
DRAFT Ordinance No. 2024-07

**Amending Chapter 4 Single-Family Residential, Permitted, Conditional, and Prohibited Uses
14-4-103 of the Land Use Code of Bountiful City**

It is the finding of the Bountiful City Council that:

1. The City Council of Bountiful City is empowered to adopt and amend general laws and land use ordinances pursuant to Utah State law (§10-9a-101 et seq.) and under corresponding sections of the Bountiful City Code; and
2. After review and a public hearing of the proposed Land Use Code Text Amendment on **October 1, 2024**, the Bountiful City Planning Commission forwarded a **positive** recommendation to the City Council; and
3. The City Council of Bountiful City finds that these amendments are necessary and are in harmony with the objectives and purposes of the Bountiful City Land Use Code and the General Plan; and
4. The City Council of Bountiful City reviewed the proposed Land Use Code Text Amendment on **October 22, 2024**, and finds that the proposed amendments are in the best interest of the health, safety, and welfare of the City and the public.

Be it ordained by the City Council of Bountiful, Utah:

SECTION 1. Chapter 4 Single-Family Residential of the Land Use Code of Bountiful City, Title 14 of the Bountiful City Code (14-4), related to permitted, conditional, and prohibited uses, is hereby adopted and enacted as shown on Exhibit A, which is attached hereto and incorporated by this reference.

SECTION 2. Chapter 3 Definitions of the Land Use Code of Bountiful City, Title 14 of the Bountiful City Code (14-3), related to definitions for funeral home or mortuary and public or

private assembly, is hereby adopted and enacted as shown in Exhibit B, which is attached hereto and incorporated by this reference.

Adopted by the City Council of Bountiful, Utah, this 22nd day of October 2024.

Kendalyn Harris, Mayor

ATTEST:

Shawna Andrus, City Recorder

Exhibit A

14-4-103 PERMITTED, CONDITIONAL, AND PROHIBITED USES

Subject to the provisions and restrictions of this Title, the following principal uses and structures, and no others, are allowed either as a permitted use (P) or by Conditional Use Permit (C) in the Residential zone. Some uses may be expressly prohibited (N) in this zone. Any use not listed herein is also expressly prohibited.

Table 14-4-103

<u>Use</u>	<u>R-3, R-4 & R-F</u>	<u>R-1</u>
Single or Two-Family Dwelling – Existing	P	P
Single-Family Dwelling – New	P	P
Two Family Dwelling – New	N	N
Multi-Family Residential Dwelling	N	N
Residence for Persons with Disability as set forth in 10-9a-504 of the Utah Code	P	P
Residential Facility for Elderly Persons as set forth in 10-9a-519 of the Utah Code	P	P
Churches, Synagogues, and Temples	P	P
Residential Accessory Structure	P/C	P/C
Accessory Dwelling Unit, as set forth in the Supplementary Development Standards chapter of this Title	C	C
Utility Lines and Rights-of-Way	P	P
Public or Private Utility Facility	C	C
Public or Private Cemetery	C	C
Funeral Home or Mortuary*	C	C
Public or Private Assembly**	C	C
Public Schools	P	P

Exhibit A

<u>Use</u>	<u>R-3, R-4 & R-F</u>	<u>R-1</u>
Home Occupation, Temporary, and Seasonal Uses as set forth in this Title	P/C	P/C
Preschool, Group Instruction, or Daycare with eight (8) or less children, including those residing in the home	P	P
Preschool, Group Instruction, or Daycare with nine (9) to twelve (12) children, as set forth in this Title and State Licensing Requirements	C	C
Denominational and Private School	C	C
Schools for the Disabled	C	C
Library	C	C
Private Recreational Facility	C	C
Public Recreational Facility	P	P
Household Pets as set forth in this Title	P	P
Domesticated Farm Animals, as set forth in this Chapter	N	P
Coops, barns, stalls, pens, and any other animal housing as set forth in this Title	N	P
Chickens and related structures as set forth in this Title	P	P
Telecommunication Facility on City property	P	P
Telecommunication Facility not on City Property	C	C

*Property shall have a minimum of three (3) acres.

**Property shall have a minimum of three (3) acres and all structures require a seventy-five (75) foot minimum setback. The use shall not be considered a Home Occupation.

Exhibit B

CHAPTER 3

DEFINITIONS

14-3-101 PURPOSE

Unless the context requires otherwise, the following definitions shall be used in the interpretation and construction of this Ordinance. Words used in the present tense include the future; the singular number shall include the plural and the plural the singular; the word building shall include the word structure; the words used or occupied shall include arranged, designed, constructed, altered, converted, rented, leased, or intended to be used; the word shall is mandatory and not directory and the word may is permissive; the word person includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual; the word lot includes the words plot or parcel. Words which are not included herein, but are defined in the International Building Code, shall have the meaning as defined within said International Building Code.

14-3-102 DEFINITIONS

FUNERAL HOME AND/OR MORTUARY: An establishment where the activities necessary for the care and custody of the dead, including refrigeration, embalming; cremation; other necessary care; viewings; wakes; funerals; and other rites and ceremonies consistent with the proper final disposition of the dead, are conducted.

PUBLIC OR PRIVATE ASSEMBLY: a business that provides for a fee, indoor and/or outdoor facilities for gatherings, such as weddings, receptions, meetings, parties, ceremonies, or similar activities.

City Council Staff Report



Subject: Lot Line Adjustment at 1785 South 1450 East and 1501 East Mueller Park Road
Author: DeAnne Morgan, Assistant Planner
Date: October 22, 2024

Background

Ronald Marshal, the applicant, is requesting approval of a lot line adjustment at 1785 South 1450 East (Lot 604 of the Joe and Bette Eggett Sub. Phase 6, the Antry property) and 1501 East Mueller Park Road (Lot 2 of the East Peterson Sub., the Adamson property). Both properties are located in the Single-Family (R-3) Residential Zone. The Adamsons have done some landscaping and planting on the Antry property consisting of an 8 ft. by 120 ft. area referred to Parcel A containing 0.022 acres which is approximately 960 square feet (sf). The purpose of the lot line adjustment is to “clean up” the landscaping/planting encroachment.

During the October 15, 2024 Planning Commission meeting, the Commission reviewed the request and forwarded a positive recommendation to the City Council (5-0 vote).

Analysis

The proposed Lot Line Adjustment complies with the following lot standards.

Lot Standards		Antry Property: Lot 604 + parcel A (plus 960 sf)	Adamson Property Lot 2 - parcel A (minus 960 sf)
Min. Lot Size	11,000 sf	67,213.08, complies (1.543 acres)	41,904.75, complies (0.962 acres)
Min. Lot Width	80 feet	Approx. 122 feet (unaffected), complies	Approx. 115 feet (unaffected), complies

The Antry property (Lot 604) is currently vacant. The Adamson property (Lot 2) contains an existing single-family dwelling. The proposed lot line adjustment does not affect the existing dwelling.

As reflected on the table above both lots would continue to comply with the minimum lot size and minimum lot width. Lot 604 would decrease in size by 952 sf and Lot 2 would gain 952 sf. Based on the size of both lots, the minimum buildable areas of 3,000 sf would also be unaffected.

There are public utility easements along both sides of the affected property line. The City Engineer has determined that the proposed lot line adjustment will not affect the

easements. No new building lots would be created by adjusting the lot line locations.

Utilities: No additional utilities are required and no adjustment to the existing easement configuration is necessary.

Proposed Right-of-Way Improvements and Access: No improvements are required.

Department Review

This staff report has been reviewed by the City Engineer, City Attorney, and Planning Director.

Significant Impacts

There are no significant impacts associated with this proposed lot line adjustment.

Recommendation

Staff recommends that the City Council review the proposed Lot Line Adjustment and approve it based on the following conditions:

1. Prepare necessary final documents (plat or legal descriptions/deeds) to the satisfaction of the City Engineer making any necessary corrections identified during the review process.
2. Provide a current title report for both lots.

Attachments

1. Applicant's Statement
2. Survey
3. Survey Zoomed in Parcel "A"
4. East Peterson Subdivision Plat
5. Joe and Bette Eggett Subdivision Phase 6 Plat

Lot Line Adjustment Statement Lot 604 Joe and Betti Eggett Sub

The neighbors to the South of lot 604 has landscaped and planted approximately 8' x 120' into lot 604.

The purpose of the lot line adjustment is to deed this property to the Adamsons to clean up this encroachment.

CERTIFICATE

I, STEPHEN M. BURTT, A PROFESSIONAL LAND SURVEYOR, ACCORDING TO THE LAWS OF THE STATE OF UTAH, DO CERTIFY THAT I HAVE SURVEYED THE PARCEL OF GROUND SHOWN HEREON ACCORDING TO UTAH STATE CODE 17-23-17.

NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO IDENTIFY AND MARK THE PROPERTY CORNERS OF A PARCEL OF LAND TO BE CONVEYED BETWEEN ADJOINING PROPERTY OWNERS. AS SHOWN, WE ESTABLISHED THE BASIS OF BEARINGS BETWEEN THE STREET MONUMENT FOUND AT THE INTERSECTION OF 1700 SOUTH STREET AND THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 1 EAST, AS SHOWN. WE TOOK RECORD BEARINGS AND DISTANCES FROM THE PLAT OF THE JOE AND BETTE EGGETT SUBDIVISION, PHASE 6, RECORDED AS ENTRY #3466798 IN THE DAVIS COUNTY RECORDER'S OFFICE (D.C.S.), REFERENCE MATERIALS INCLUDE THE RECORDED PLAT OF THE EAST PETERSON SUBDIVISION (ENTRY # 2159245, D.C.S.).

STREET MONUMENTS WERE USED TO PLACE BOTH SUBDIVISIONS AND MONUMENTS WERE FOUND IN FRONT OF LOT 604, AS SHOWN. A LINE POINT WITH AN ENTELLUS CAP WAS ALSO FOUND ON THE LINE BETWEEN LOT 604 AND LOT 2. PARCEL A WAS CREATED TO DESCRIBE AN AREA WHERE IMPROVEMENTS FROM LOT 2 WERE ENCRONCHING ONTO LOT 604. THE LAND OWNERS HAD AGREED TO CONVEY AN AREA 8' WIDE AND 120' LONG.

RECORD DESCRIPTIONS

LOT 604 LEGAL DESCRIPTION (ANTEV PROPERTY)
 TAKEN FROM A WARRANTY DEED RECORDED AS ENTRY #3576516, DAVIS COUNTY RECORDER'S OFFICE.
 "ALL OF LOT 604, JOE AND BETTE EGGETT SUBDIVISION PHASE 6, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE DAVIS COUNTY RECORDER."

LOT 2 LEGAL DESCRIPTION (ADAMSON PROPERTY)
 TAKEN FROM A WARRANTY DEED RECORDED AS ENTRY #2824323, DAVIS COUNTY RECORDER'S OFFICE.
 "LOT 2, EAST PETERSON SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE DAVIS COUNTY RECORDER'S OFFICE."

PROPOSED DESCRIPTIONS

PARCEL "A" DESCRIPTION
 A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, DAVIS COUNTY, UTAH, SAID PARCEL IS A PART OF LOT 604 OF THE JOE AND BETTE EGGETT SUBDIVISION RECORDED AS ENTRY #3466798 IN THE DAVIS COUNTY RECORDER'S OFFICE (D.C.S.), SAID PARCEL IS FURTHER DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT ON THE LOT LINE COMMON TO SAID LOT 604 AND LOT 2 OF THE EAST PETERSON SUBDIVISION (ENTRY# 2159245, D.C.S.), SAID POINT IS SOUTH 89°58'29" EAST 956.38 FEET ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SAID SECTION; AND RUNNING THENCE NORTH 13°46'13" EAST 8.24 FEET; THENCE NORTH 89°58'29" EAST 118.05 FEET; THENCE SOUTH 00°51'31" WEST 8.00 FEET TO THE NORTH PROPERTY LINE OF SAID LOT 2; THENCE SOUTH 89°58'29" WEST 120.00 FEET ALONG SAID COMMON LOT LINE TO THE POINT OF BEGINNING.
 THE PROPERTY CONTAINS 952 SQUARE FEET OR 0.022 ACRES.

PROPOSED DESCRIPTION OF ANTEV PROPERTY
 ALL OF LOT 604, JOE AND BETTE EGGETT SUBDIVISION PHASE 6, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE DAVIS COUNTY RECORDER.

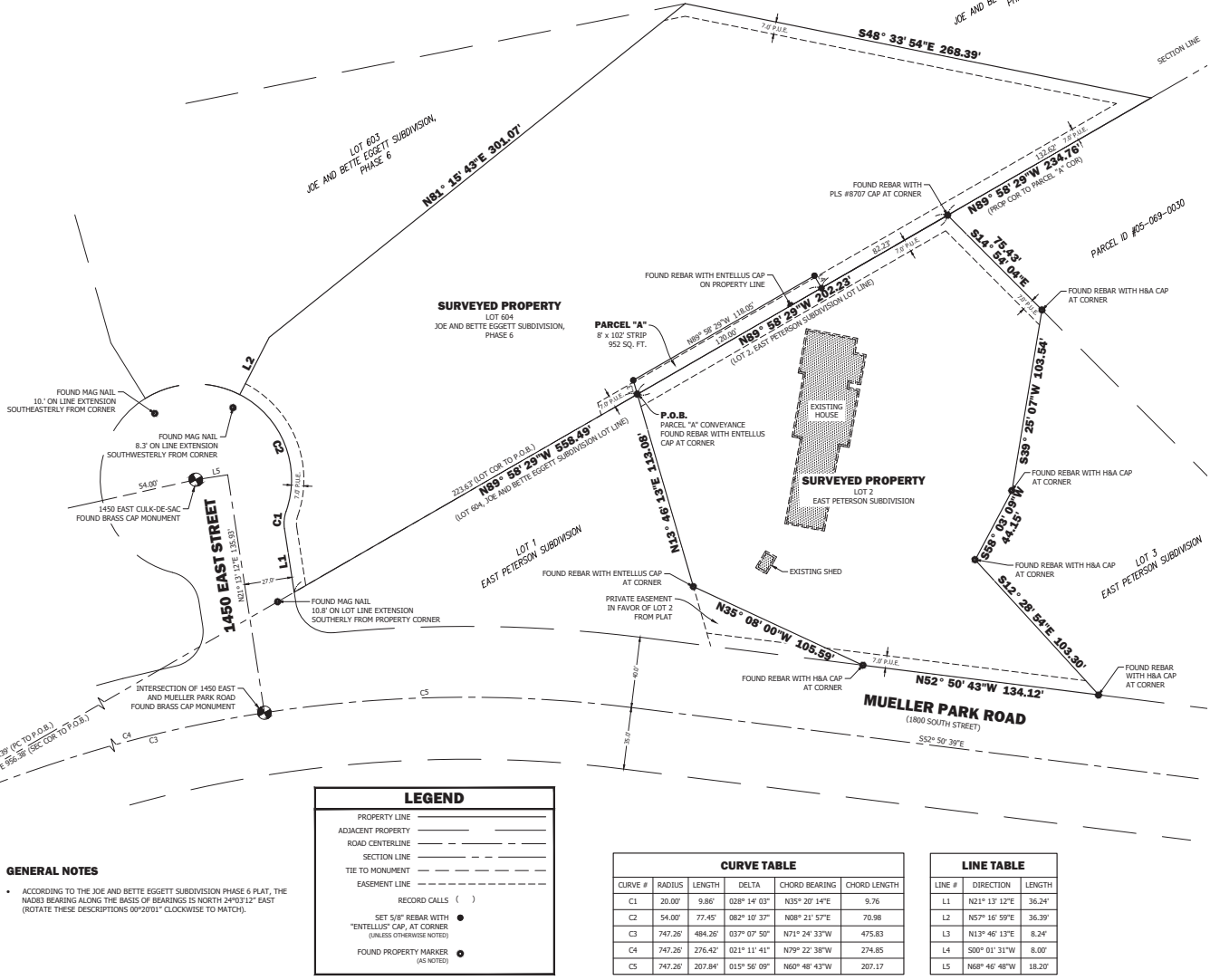
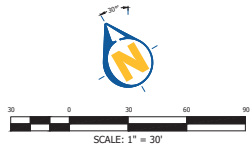
LESS AND EXCEPTING, A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, DAVIS COUNTY, UTAH, SAID PARCEL IS A PART OF LOT 604 OF THE JOE AND BETTE EGGETT SUBDIVISION RECORDED AS ENTRY #3466798 IN THE DAVIS COUNTY RECORDER'S OFFICE (D.C.S.), SAID PARCEL IS FURTHER DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT ON THE LOT LINE COMMON TO SAID LOT 604 AND LOT 2 OF THE EAST PETERSON SUBDIVISION (ENTRY# 2159245, D.C.S.), SAID POINT IS SOUTH 89°58'29" EAST 956.38 FEET ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SAID SECTION; AND RUNNING THENCE NORTH 13°46'13" EAST 8.24 FEET; THENCE NORTH 89°58'29" EAST 118.05 FEET; THENCE SOUTH 00°51'31" WEST 8.00 FEET TO THE NORTH PROPERTY LINE OF SAID LOT 2; THENCE SOUTH 89°58'29" WEST 120.00 FEET ALONG SAID COMMON LOT LINE TO THE POINT OF BEGINNING.
 THE PROPERTY CONTAINS 1.543 ACRES.

PROPOSED DESCRIPTION OF ADAMSON PROPERTY
 ALL OF LOT 2, EAST PETERSON SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE DAVIS COUNTY RECORDER'S OFFICE.

AND ALSO, A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, DAVIS COUNTY, UTAH, SAID PARCEL IS A PART OF LOT 604 OF THE JOE AND BETTE EGGETT SUBDIVISION RECORDED AS ENTRY #3466798 IN THE DAVIS COUNTY RECORDER'S OFFICE (D.C.S.), SAID PARCEL IS FURTHER DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT ON THE LOT LINE COMMON TO SAID LOT 604 AND LOT 2 OF THE EAST PETERSON SUBDIVISION (ENTRY# 2159245, D.C.S.), SAID POINT IS SOUTH 89°58'29" EAST 956.38 FEET ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SAID SECTION; AND RUNNING THENCE NORTH 13°46'13" EAST 8.24 FEET; THENCE NORTH 89°58'29" EAST 118.05 FEET; THENCE SOUTH 00°51'31" WEST 8.00 FEET TO THE NORTH PROPERTY LINE OF SAID LOT 2; THENCE SOUTH 89°58'29" WEST 120.00 FEET ALONG SAID COMMON LOT LINE TO THE POINT OF BEGINNING.
 THE PROPERTY CONTAINS 0.962 ACRES.



LEGEND

- PROPERTY LINE ————
- ADJACENT PROPERTY - - - - -
- ROAD CENTERLINE ————
- SECTION LINE ————
- TIE TO MONUMENT - - - - -
- EASEMENT LINE - - - - -

RECORD CALLS ()

- SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED)
- FOUND PROPERTY MARKER (AS NOTED)

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	20.00'	9.86'	028° 14' 03"	N35° 20' 14"E	9.76
C2	54.00'	77.45'	082° 10' 37"	N08° 21' 57"E	70.98
C3	747.26'	484.26'	033° 07' 50"	N71° 24' 33"W	475.83
C4	747.26'	276.42'	021° 11' 41"	N79° 22' 38"W	274.85
C5	747.26'	207.84'	015° 56' 09"	N60° 48' 43"W	207.17

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N21° 13' 12"E	36.24'
L2	N57° 16' 59"E	36.39'
L3	N13° 46' 13"E	8.24'
L4	S00° 01' 31"W	8.00'
L5	N68° 46' 48"W	18.20'

GENERAL NOTES

- ACCORDING TO THE JOE AND BETTE EGGETT SUBDIVISION PHASE 6 PLAT, THE NAD83 BEARING ALONG THE BASIS OF BEARINGS IS NORTH 24°03'12" EAST (ROTATE THESE DESCRIPTIONS 09°20'01" CLOCKWISE TO MATCH).

1470 South 600 West
 Woods Cross, UT 84010
 Phone 801.298.2236
 www.Entellus.com

PRELIMINARY
 NOT FOR
 CONSTRUCTION

LANE ANTRY

1785 SOUTH 1480 EAST STREET
 LOT 600, JOE AND BETTE EGGETT SUBDIVISION
 LOCATED IN THE SW 1/4 OF SECTION 28, T.2N, R.1E, S.11.8&M.
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH

REVISIONS

NO.	DATE	DESCRIPTION

DRAWN: JTB 08/09/2024
 APPROVED: SMB 08/27/2024
 PROJECT #: 2217001
 SURVEY 2217001.dwg

V210
 BOUNDARY SURVEY

SURVEYED PROPERTY

LOT 604
D BETTE EGGETT SUBDIVISION,
PHASE 6

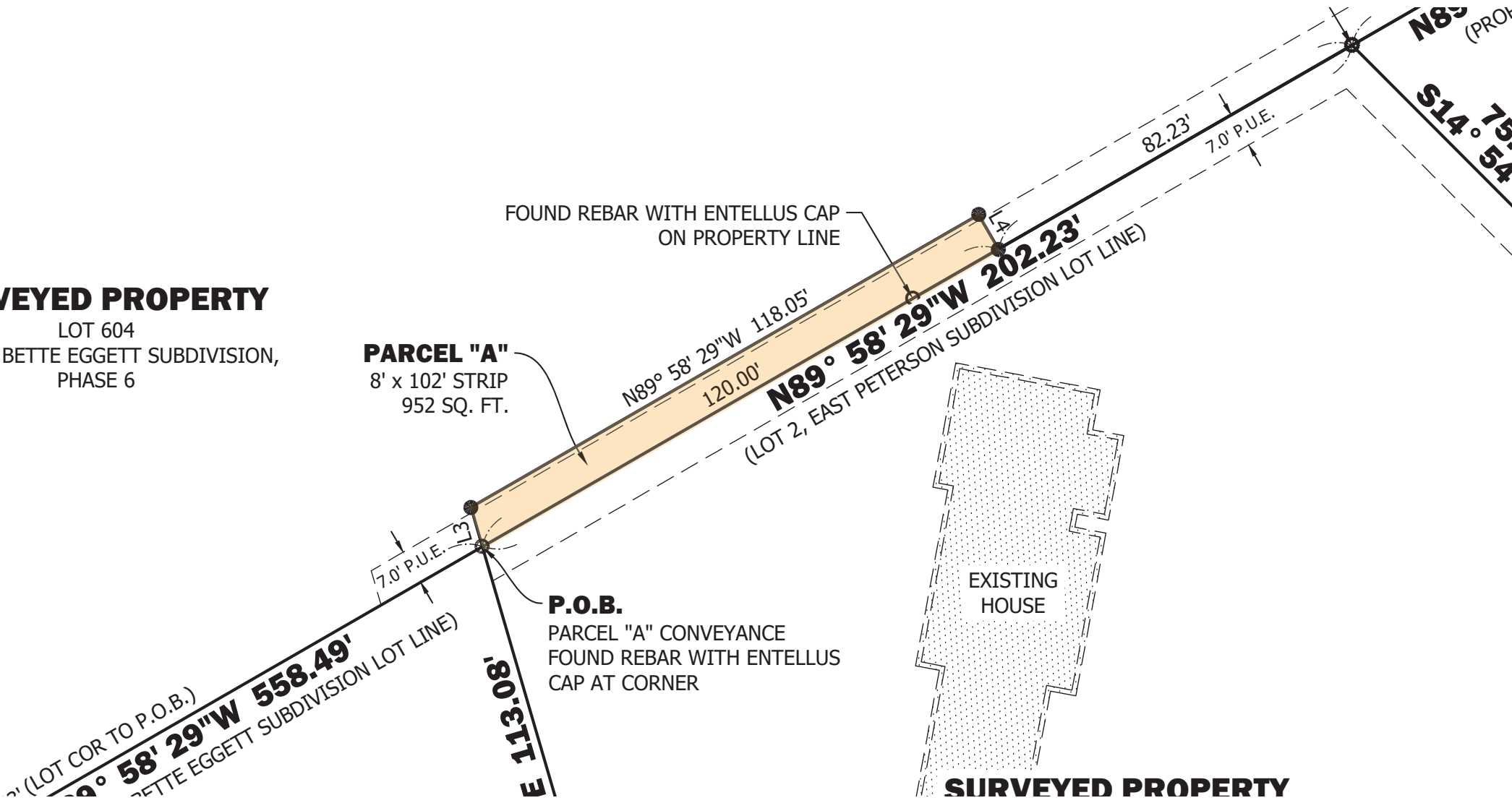
PARCEL "A"
8' x 102' STRIP
952 SQ. FT.

FOUND REBAR WITH ENTELLUS CAP
ON PROPERTY LINE

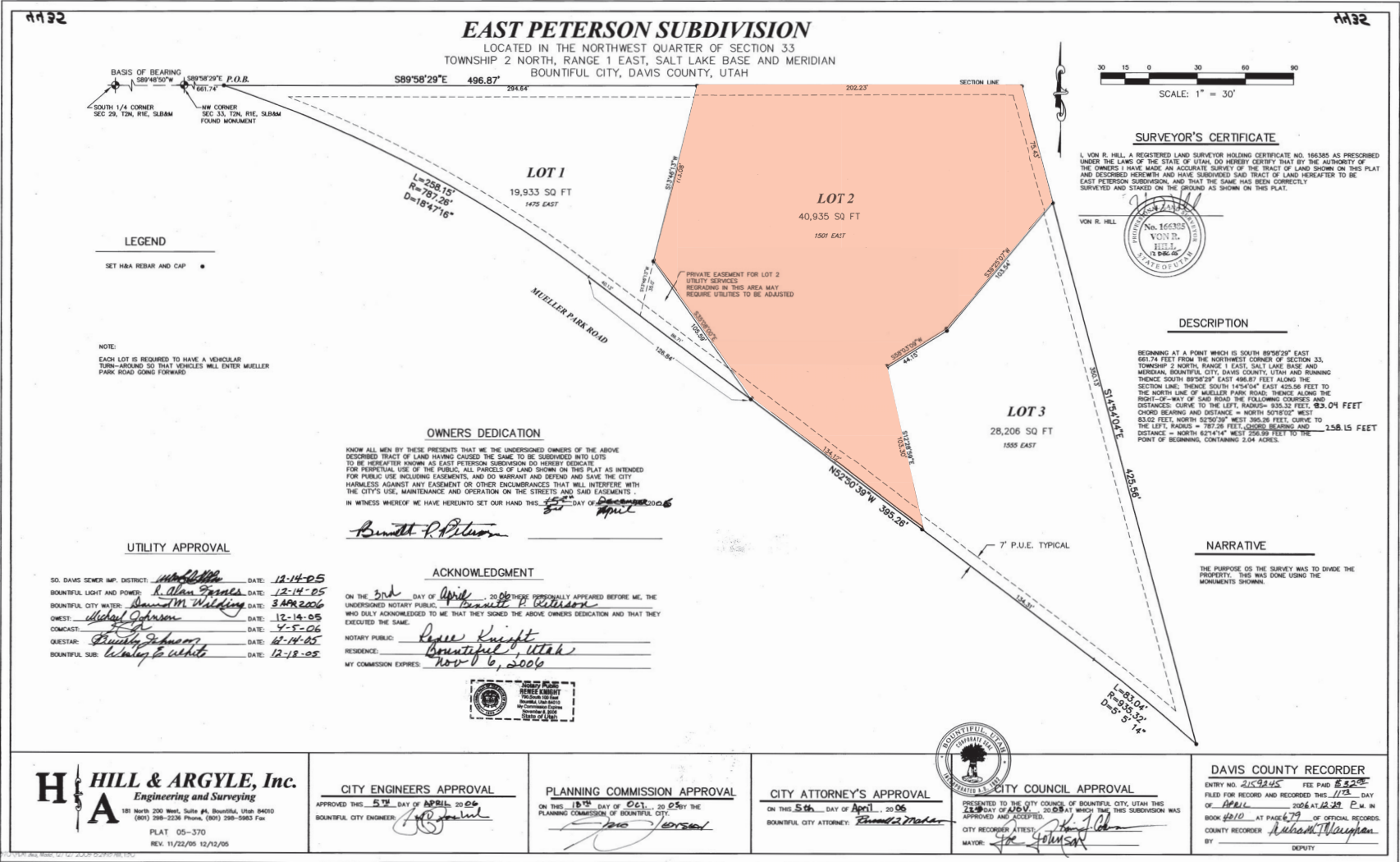
P.O.B.
PARCEL "A" CONVEYANCE
FOUND REBAR WITH ENTELLUS
CAP AT CORNER

EXISTING
HOUSE

SURVEYED PROPERTY



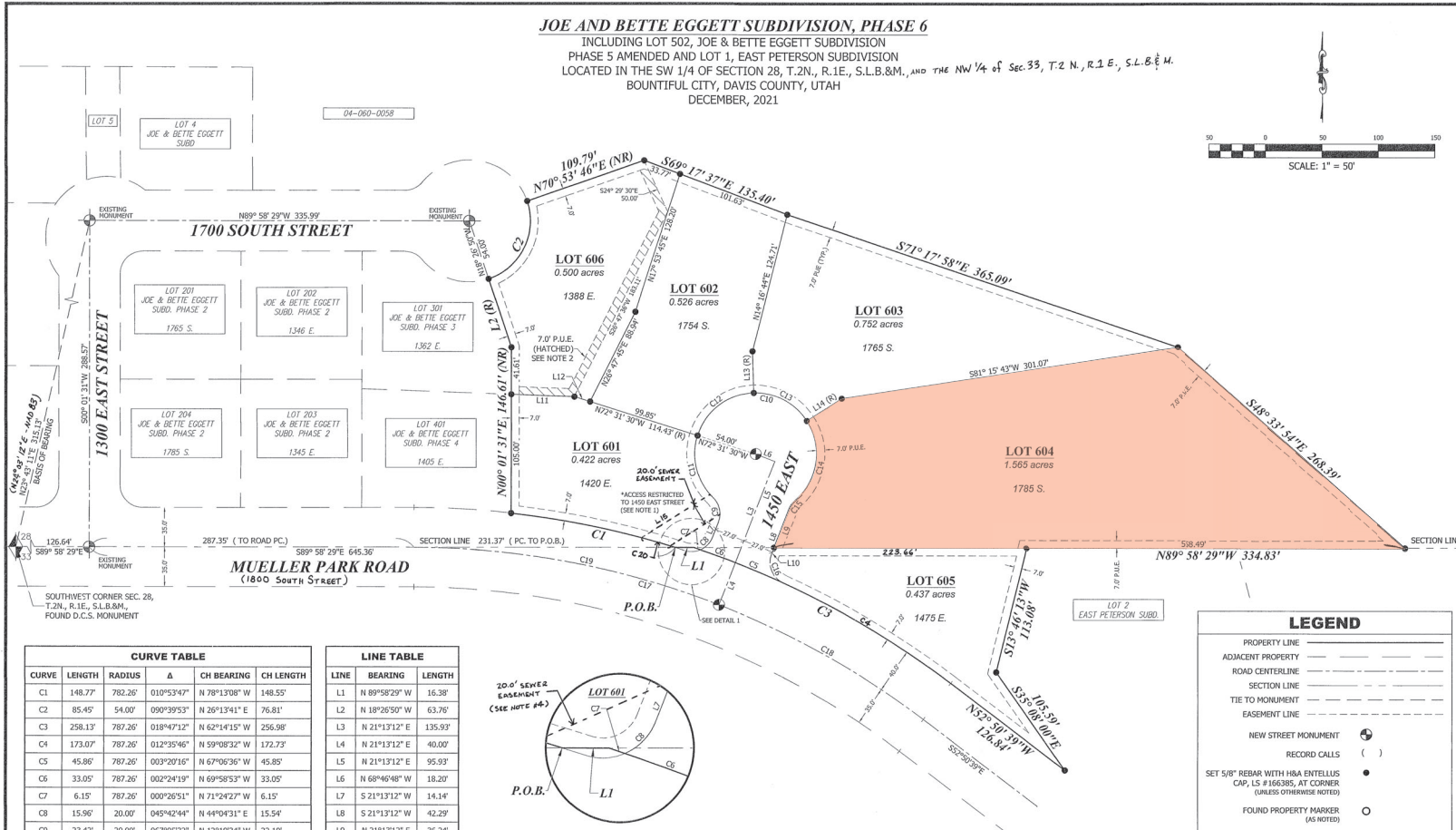
4435



2644

2644

JOE AND BETTE EGGETT SUBDIVISION, PHASE 6
 INCLUDING LOT 502, JOE & BETTE EGGETT SUBDIVISION
 PHASE 5 AMENDED AND LOT 1, EAST PETERSON SUBDIVISION
 LOCATED IN THE SW 1/4 OF SECTION 28, T.2N., R.1E., S.L.B.&M., AND THE NW 1/4 OF Sec 33, T.2 N., R.1 E., S.L.B.&M.
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH
 DECEMBER, 2021



SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT I HOLD CERTIFICATE NO. 5182497 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, THAT AN ACCURATE SURVEY OF THE PROPERTY DESCRIBED HEREON HAS BEEN COMPLETED, IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND THAT I HAVE VERIFIED ALL MEASUREMENTS. I CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE PLACED MONUMENTS ON THE GROUND, AS REPRESENTED ON THIS PLAT, AND THAT THE PROPERTY SHOWN ON THIS PLAT AND DESCRIBED HEREWITH SHALL BE SUBDIVIDED INTO LOTS AND STREETS HEREINAFTER TO BE KNOWN AS JOE AND BETTE SUBDIVISION, PHASE 6.

Jeremiah R. Cunningham, P.L.S. #1912497

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 89°58'29" EAST 645.36 FEET ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH AND RUNNING THENCE ALONG THE ARC OF A 782.26-FOOT RADIUS CURVE TO THE LEFT 148.77 FEET, (CENTRAL ANGLE = 10°53'47", CHORD BEARING AND DISTANCE = NORTH 78°13'08" WEST 148.55 FEET) TO THE SOUTHEAST CORNER OF LOT 601, JOE AND BETTE EGGETT SUBDIVISION, PHASE 4; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION AND BOUNDARY OF JOE & BETTE EGGETT SUBDIVISION, PHASE 5 AMENDED, NORTH 0°01'31" EAST 146.61 FEET; THENCE NORTH 18°26'50" WEST 63.76 FEET TO A POINT ON A 140.00-FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 85.45 FEET, (CENTRAL ANGLE = 90°39'53", CHORD BEARING AND DISTANCE = NORTH 26°13'41" EAST 76.81 FEET); THENCE NORTH 10°53'46" EAST 109.79 FEET; THENCE LEAVING SAID SUBDIVISION BOUNDARY SOUTH 69°17'37" EAST 135.40 FEET; THENCE SOUTH 71°17'38" EAST 365.09 FEET; THENCE SOUTH 48°33'54" EAST 268.39 FEET TO THE SECTION LINE; THENCE NORTH 89°58'29" WEST 39.83 FEET ALONG THE SECTION LINE TO THE NORTHWEST CORNER OF LOT 2, EAST PETERSON SUBDIVISION; THENCE SOUTH 13°46'13" WEST 113.08 FEET ALONG THE BOUNDARY OF SAID LOT; THENCE SOUTH 35°08'00" EAST 105.59 FEET TO THE NORTHERLY LINE OF MUELLER PARK ROAD; THENCE NORTH 52°50'39" WEST 126.89 FEET TO A POINT ON THE ARC OF A 793.26-FOOT RADIUS CURVE TO THE LEFT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 258.13 FEET, (CENTRAL ANGLE = 18°47'12", CHORD BEARING AND DISTANCE = NORTH 61°14'15" WEST 258.38 FEET TO THE SECTION LINE; THENCE NORTH 89°58'29" WEST 16.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.477 ACRES.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO PRIVATE LOTS, HEREAFTER TO BE KNOWN AS JOE AND BETTE EGGETT SUBDIVISION, PHASE 6, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT, AS INTENDED FOR PUBLIC USE, INCLUDING STREETS AND EASEMENTS, AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENT OR OTHER ENCUMBRANCE WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREETS AND SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 15th DAY OF February, 20 22.

MICHAEL EGGETT

 JUDITH EGGETT

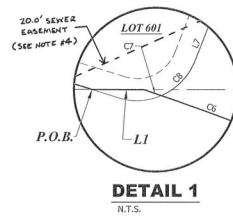
 SCOTT CUMMINGS

 CONNIE E. WOOLLEY - TRUSTEE
 THE EGGETT FAMILY TRUST, DATED THE 16TH DAY OF JANUARY, 1991

 NAME: CONNIE E. WOOLLEY
 TRAILSIDE HERITAGE ESTATES, L.L.C., UTAH LIMITED LIABILITY COMPANY

CURVE TABLE				
CURVE	LENGTH	RADIUS	Δ	CH BEARING
C1	148.77	782.26	010°53'47"	N 78°13'08" E
C2	85.45	54.00	090°39'53"	N 26°13'41" E
C3	258.13	787.26	018°47'12"	N 62°14'15" W
C4	173.07	787.26	012°35'46"	N 59°08'32" W
C5	45.86	787.26	003°20'16"	N 67°06'36" W
C6	33.05	787.26	002°24'19"	N 69°58'53" W
C7	6.15	787.26	000°26'51"	N 71°24'27" W
C8	15.96	20.00	045°42'44"	N 44°04'31" E
C9	23.42	20.00	067°05'32"	N 12°19'34" W
C10	259.49	54.00	275°19'35"	N 88°12'32" W
C11	59.70	54.00	063°20'49"	S 14°11'55" E
C12	66.60	54.00	070°39'52"	S 52°48'25" W
C13	55.74	54.00	059°08'36"	N 62°17'20" W
C14	77.45	54.00	082°10'37"	N 08°21'57" E
C15	9.86	20.00	028°14'03"	S 35°20'14" W
C16	30.25	20.00	086°39'40"	S 22°06'38" E
C17	484.26	747.26	037°07'50"	N 71°24'33" W
C18	207.84	747.26	015°56'09"	N 60°48'43" W
C19	276.42	747.26	021°11'41"	N 79°22'38" W
C20	27.95	782.26	027°02'45"	S 73°57'33" E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 89°58'29" W	16.38'
L2	N 18°26'50" W	63.76'
L3	N 21°13'12" E	135.93'
L4	N 21°13'12" E	40.00'
L5	N 21°13'12" E	95.93'
L6	N 68°46'48" W	18.20'
L7	S 21°13'12" W	14.14'
L8	S 21°13'12" W	42.29'
L9	N 21°13'12" E	36.24'
L10	N 21°13'12" E	6.06'
L11	N 87°55'38" W	55.76'
L12	S 72°31'30" E	14.58'
L13	N 01°51'38" W	36.84'
L14	S 57°16'59" W	36.39'
L15	N 60°18'24" E	71.04'



LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY	---
ROAD CENTERLINE	---
SECTION LINE	---
TIE TO MONUMENT	---
EASEMENT LINE	---
NEW STREET MONUMENT	⊙
RECORD CALLS	()
SET 5/8" REBAR WITH H&A ENTELLUS CAP, L5 #16@36", AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND PROPERTY MARKER (AS NOTED)	○

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ASSOCIATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY
 dba DOMINION ENERGY UTAH

APPROVED THIS 5 DAY OF JANUARY, 20 22

BY: [Signature]

TITLE: LEAD FOR CONSTRUCTION

NOTES

- ACCESS TO LOT 601 IS RESTRICTED TO 1450 EAST STREET. ACCESS TO LOT 601 FROM MUELLER PARK ROAD IS PROHIBITED.
- 7.0' WIDE PUBLIC UTILITY EASEMENT FROM JOE AND BETTE EGGETT SUBDIVISION PHASE 5 AMENDED (ENTRY #263932, D.C.R.).
- THE STATE PLANE BEARING ALONG THE BASIS OF BEARING IS NORTH 74°08'12" EAST (DAVIS COUNTY SURVEYOR (D.C.S.)), CALCULATED USING NAD 1983 STATE PLANE COORDINATES FROM THE UTAH NORTH ZONE.
- A 20.0' SEWER EASEMENT IS DEDICATED IN FAVOR OF SOUTH DAVIS SEWER DISTRICT FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER STRUCTURES.

SHEET 1 OF 2

1470 South 600 West
 Woods Cross, UT 84010
 Phone 801.298.2236
 www.Entellus.com
 PRODUCT #1535061 1/13/2010, RHM
 02/09/2015, JH
 11/23/2021, AJ

CITY COUNCIL'S APPROVAL

PRESENTED TO THE CITY COUNCIL OF BOUNTIFUL CITY, UTAH, THIS 14th DAY OF JULY, 20 22.

CITY RECORDER ATTEST: [Signature]
 MAYOR: [Signature]

CITY ENGINEER'S APPROVAL

APPROVED BY THE BOUNTIFUL CITY ENGINEER, THIS 17th DAY OF MARCH, 20 22.

[Signature]
 BOUNTIFUL CITY ENGINEER

PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF BOUNTIFUL CITY, THIS 7th DAY OF MAY, 20 19.

[Signature]
 PLANNING DIRECTOR

CITY ATTORNEY'S APPROVAL

APPROVED ON THIS 22nd DAY OF February, 20 22

[Signature]
 BOUNTIFUL CITY ATTORNEY

DAVIS COUNTY RECORDER

ENTRY NO. 3464798 FEE PAID \$12.00
 FILED FOR RECORD AND RECORDED THIS 20th DAY OF MARCH, 20 22
 AT 10:24 am IN BOOK 7977 OF PAGE 615
 COUNTY RECORDER: [Signature]
 DEPUTY

Staff Report

Subject: RAP Tax Re-Authorization Public Meeting
Author: Galen D. Rasmussen, Assistant City Manager
Department: Executive
Date: October 22, 2024



Background

The City Council adopted Resolution 2024-09 requesting an opinion question to be placed on the November 5th election ballot for residents. That opinion question asks residents if the City of Bountiful should be authorized to impose a 0.1% sales tax to fund parks improvements, recreational improvements, and cultural facilities and organizations in the City of Bountiful. Since the RAP tax is an existing tax reauthorized in 2014, the opinion question on the November 5th ballot is requesting approval or disapproval for a re-authorization of an existing tax. However, State law does not allow modification of the opinion question format to communicate this distinction.

Analysis

A Voter Information Pamphlet containing information on the nature, purpose, proposed uses and arguments for and against the RAP tax was mailed to all residents on Monday, September 30th. This pamphlet has also been posted to the City's website. Summary information from the pamphlet has also been made available to Davis County for posting on their website and the State Voter Information website.

Tonight's public meeting has been announced as required by law with an objective of further explaining the RAP tax and inviting public comment and questions.

Department Review

This staff report and the attached Voter Information Pamphlet have been reviewed and approved as to form and content by the City Manager. The City Attorney, HR Director, and City Recorder were also consulted for input and approval based on their involvement with the reauthorization process.

Recommendation

It is recommended that the City Council allow time during the October 22nd City Council Meeting for a staff presentation on the proposition for re-authorization of the RAP tax along with an invitation for comments and questions from the public.

Attachments

RAP Tax Re-Authorization Voter Information Pamphlet

For additional information:

Check out www.BountifulUtah.gov; call or e-mail Galen Rasmussen, Assistant City Manager, at (801) 298-6117 or, GalenR@Bountiful.gov

To register to vote in Utah, you must:

- Be a citizen of the United States;
- Have resided in Utah at least 30 days immediately before the next election;
- Be at least 18 years old on or before the next election;
- First time voters must include a copy of a valid form of photo identification or proof of residence (or present it at the polls).
- Cannot currently be incarcerated for a felony.

Registering to Vote and Voting Locations:

Eligible voters can register to vote either by mail or in person at the Davis County Clerk/Auditor’s Office, Room 104, 61 South Main, Farmington, UT. Mail-in registrations must be postmarked 30 days prior to an election and in-person registrations must be completed within 15 days of an election. For more information on registering to vote or on voting locations, call the Davis County Clerk/Auditor’s Office at (801) 451-3589 or visit their website at

www.daviscountyutah.gov/clerkauditor/elections

795 South Main
Bountiful City, UT 84010
Phone: 801-298-6117
Website: www.bountifulutah.gov

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PERMIT #

POSTAL PATRON

Remember to Vote on Tuesday, November 5th



Recreation, Arts, and Parks (RAP) Tax Reauthorization

**VOTER
INFORMATION PAMPHLET**



**General Election
Ballot Question on
Tuesday,
November 5, 2024**

In the November 5th election there will be a ballot proposition on whether the 0.1% RAP (Recreation Arts and Parks) sales tax approved by Bountiful voters in 2014 should be reauthorized for another ten years. **If approved, it would continue an existing tax but would not impose an additional tax.** Money from continuing this tax would be used to fund parks improvements, recreation improvements, and cultural facilities and organizations.

The formal language on the November 5, 2024 ballot will read as follows:

PROPOSITION #3

Recreation, Arts & Parks (RAP) Tax Reauthorization

Shall the City of Bountiful, Utah, be authorized to impose a 0.1% sales and use tax to fund parks improvements, recreational improvements, and cultural facilities and organizations for the City of Bountiful?

___ Yes ___ No

Frequently Asked Questions on the Tax

What will the RAP Tax proceeds be used for?

State law allows the RAP Tax to fund a broad range of parks, recreational facilities, and arts and cultural projects and activities. The goal of the City is to enhance Bountiful resident and visitor experiences through investment in parks, art, cultural, and recreational offerings. This goal is accomplished by analyzing options, and providing funds to develop parks, recreational facilities, and to cultural projects and organizations of benefit to Bountiful citizens, such as:

- Park Improvements
- Park Play Structures and Improvements
- Sports and Field Facilities
- Pavilion and Stage Improvements
- Trails
- Grants to Arts and Cultural Groups and Programs

What was the RAP Tax reauthorized in 2014 used for?

The current RAP Tax was used to fund the development of City owned parks and recreational properties and funding for eligible local cultural arts organizations. Some uses included:

- Creekside Park
- Bountiful Town Square & Ice Ribbon
- Brickyard Bark Park
- Bountiful Trail System development
- New playground equipment
- Other park improvements
- Improvements to Bountiful History Museum and Bountiful Davis Arts Center
- Grants to Arts and Cultural groups

Because the RAP tax is a sales tax, its impact is not only to Bountiful residents, but is shared by all who pay sales tax on retail purchases within the city. This RAP tax will expire in March 2026.

Who decides what projects to fund with the proceeds of the RAP Tax?

The City Council makes final decisions on which projects to fund. Potential projects will be considered annually as a part of the City's regular budget process which includes the opportunity for public review and comment.

How much funding is expected and for how long will it be available?

The currently authorized RAP Tax has produced up to \$750,000 per year. With a reauthorization of the existing RAP Tax, revenues are projected to provide as much as \$7.5 million dollars to the City over a ten year period.

What are the consequences if the RAP Tax is not Reauthorized by voters?

If the RAP tax is not reauthorized, the tax will expire in March 2026 and up to \$7.5 million will not be available for funding of community projects and activities. These projects and activities would then be delayed, downsized, reorganized, or cancelled altogether. Some of these projects could include:

- Renovation of Twin Hollows (Cheese) Park
- Playground equipment for Tolman (Rocket) Park

- North Canyon and 4th North Park improvements
- Main Street Lighting, Power, and hardscape
- Mueller Park Electrical and Lighting for ballfields
- Further improvements at Creekside Park
- Bountiful Town Square Lighting & Power upgrades
- Additional Trails, and Trailhead improvements
- Continued support of Arts and Cultural groups

The arguments for or against a ballot proposition are the opinions of the authors.

Arguments For the Tax

- The RAP tax provides funding to develop facilities for the benefit of all Bountiful citizens, such as parks, sports facilities, and recreational and cultural programs.
- These projects enhance the quality of life in Bountiful.
- A reauthorized RAP Tax will be used 100% for projects that will provide a benefit to Bountiful City, its residents and visitors to the City.
- Funding to support Parks, Arts and Cultural activities brings diversity, vitality & economic benefits to the City.
- The RAP Tax is an equitable way of collecting needed revenues and allows both residents and visitors to share in funding projects.
- Your regular everyday purchases help fund desired projects. It is just a penny (\$0.01) from every \$10.00 of purchases.
- The RAP Tax is a *dedicated funding source which allows other general City revenues to be used for critical needs such as road maintenance and construction, snow removal and public safety.*

Arguments Against the Tax

No arguments against the reauthorized tax were received.

City Council Staff Report



Subject: Service Truck Cab & Chassis Approval
Author: Allen Ray Johnson, Director
Department: Light & Power
Date: October 22, 2024

Background

The Light & Power Department FY 2024-25 budget includes the purchase of a 2025, 4X4, diesel, crew cab, cab and chassis to be used for a line crew service truck. This vehicle is used in the daily operation and maintenance of the electrical system. It provides transportation and storage of all necessary tools, equipment, and safety gear for a crew to fully function. The service truck will be replacing unit #5059 a 2012 crew service truck. The service body has been purchased from Mountain States Industrial Service already.

Analysis

Bids were requested for the cab and chassis from Larry H. Miller Ford Lincoln Draper which has the state bid, and Performance Ford Truck Country which is our local dealer. The results for bids are as follows:

Supplier/Manufacturer	Office Location	Total Price	Schedule
Performance Ford Truck Country	Woods Cross, Utah	\$70,917	60-90 Days
Larry H. Miller Ford Lincoln Draper	Draper, Utah	\$71,707	90 Days

The bid from Performance Ford Truck Country for the 2025 Ford F-550 Cab and Chassis meets specifications.

Department Review

This has been reviewed by the Staff and the City Manager.

Significant Impacts

The Cab and Chassis is included in the 2024-25 fiscal budget, in the Capital Vehicles account 535300-474600. The service body for this truck was approved in August for \$47,644, for a total sum of \$118,561. There will be additional equipment such as emergency lights and a radio that will still need to be installed. The budget contains \$130,000 for the line crew service truck which will meet the budgeted amount.

Recommendation

Staff recommends approval for the purchase of a 2025 Ford F-550, 4X4, diesel, crew cab, cab and chassis from Performance Ford Truck Country at a total price of \$70,917.

This item will be discussed at the Power Commission meeting Tuesday morning, October 22, 2024, and we will bring their recommendation to the City Council meeting that night.

Attachments

None.

City Council Staff Report



Subject: Small Dump Truck Cab & Chassis Approval
Author: Allen Ray Johnson, Director
Department: Light & Power
Date: October 22, 2024

Background

The Light & Power Department FY 2024-25 budget includes the purchase of a 2025 Ford F-550, 4X4, diesel, regular cab, cab and chassis. This truck will replace unit #5049, a 2008 Ford 1 ton dump truck. This unit is used by line crews in hauling fill material, equipment, and debris to the land fill. It is also used by the tree crew when large trees are removed to haul logs to the landfill. The dump body for the unit has already been purchased through Reading Truck and will be installed upon delivery of the cab and chassis.

Analysis

Bids were requested for the cab and chassis from two suppliers, Larry H. Miller Ford Lincoln Draper which has the state bid and Performance Ford Truck Country our local dealer. The results for bids are as follows:

Supplier/Manufacturer	Office Location	Total Price	Schedule
Performance Ford Truck Country	Woods Cross, Utah	\$67,447	60-90 Days
Larry H. Miller Ford Lincoln Draper	Draper, Utah	\$68,440	90 Days

The bid from Performance Ford Truck Country for the 2025 Ford F-550 Cab and Chassis meets specifications.

Department Review

This has been reviewed by the Staff, City Manager and Power Commission.

Significant Impacts

The Cab and Chassis is included in the 2024-25 fiscal budget, in the Capital Vehicles account 535300-474600. The dump body for this truck was approved in August for \$22,899, for a total sum of \$90,336. There will be additional equipment such as emergency lights and a radio that will still need to be installed. The budget contains \$105,000 for the small dump truck which will meet the budgeted amount.

Recommendation

Staff recommends approval of the purchase of the 2025 Ford F-550, 4X4, diesel, regular cab, cab and chassis from Performance Ford Truck Country at a total price of \$67,447.

This item will be discussed at the Power Commission meeting Tuesday morning, October 22, 2024, and we will bring their recommendation to the City Council meeting that night.

Attachments

None.

City Council Staff Report



Subject: Ford Explorer Approval
Author: Allen Ray Johnson, Director
Department: Light & Power
Date: October 22, 2024

Background

The Light & Power Department FY 2024-25 budget includes the purchase of a new 2025 Ford Explorer, XLT, 4X4, SUV. This vehicle will replace unit #5050, a 2008 Ford Explorer. This unit will be used as a management vehicle primarily used in daily transportation, after-hour responses and meeting attendance.

Analysis

We have requested bids for a new Explorer from two suppliers, Larry H. Miller Ford Lincoln Draper, which has the state bid, and Performance Ford Truck Country, our local dealer. The results for bids are as follows:

Supplier/Manufacturer	Office Location	Total Price	Schedule
Performance Ford Truck Country	Woods Cross, Utah	\$43,097	60-90 Days
Larry H. Miller Ford Lincoln Draper	Draper, Utah	\$44,395	60-90 Days

We have reviewed the bids and believe the low bid from Performance Ford Truck Country for the 2025 Ford Explorer will meet our needs.

We will be adding a radio and strobe lights to this vehicle supplied by different vendors. These added items will still meet the overall budget for the vehicle.

Department Review

This has been reviewed by the Staff and the City Manager.

Significant Impacts

The Explorer is included in the 2024-25 fiscal budget, in the Capital Vehicles account 535300-474600. The overall budget for this vehicle is \$55,000.

Recommendation

Staff recommends approval of the low bid for the purchase of a new 2025 Ford Explorer, XLT, 4X4, SUV from Performance Ford Truck Country at a total price of \$43,097.

This item will be discussed at the Power Commission meeting Tuesday morning, October 22, 2024, and we will bring their recommendation to the City Council meeting that night.

Attachments

None.

City Council Staff Report



Subject: 500 KVA Transformer Purchase Approval
Author: Allen Ray Johnson, Director
Department: Light & Power
Date: October 22, 2024

Background

Transformers continue to be hard to purchase and their lead times are a factor in keeping an adequate inventory. This transformer will be used to replace our inventory for the new medical building located on 500 South.

Analysis

Specifications and an invitation to submit a bid for the transformers were sent out to three (3) major suppliers.

1 (ea.) 500 KVA three phase Pad

We received and opened sealed bids from three (3) different vendors October 8, 2024, at 11:00 a.m. The results are as follows:

Distributors/Manufacture	Total Transformer Cost	Delivery
Irby – Central Moloney. West Valley City, Utah	\$33,335	32-36 weeks
Anixter Power Solutions-B&B Salt Lake City, Utah	\$27,583	80 weeks
Irby – ABB West Valley City, Utah	\$41,665	96-98 weeks
Western Electrical Ermco Salem, Utah	\$29,963	80 weeks

The bids were evaluated on both the purchase price and delivery. Staff is recommending that we purchase the transformer from Irby because delivery is half the time of the two lower bids. We only keep two of this size transformer in stock for new installations and maintenance.

Department Review

This has been reviewed by the Power Department Staff and the City Manager.

Significant Impacts

These transformers will be purchased and placed into inventory until they are needed.

Recommendation

The Staff recommends approval to purchase the 500 KVA transformer from **Irby** for the sum of **\$33,335**.

This item will be discussed at the Power Commission meeting Tuesday morning, October 22, 2024, and we will bring their recommendation to the City Council meeting that night.

Attachments.

None

City Council Staff Report



Subject: NW Substation Metal-Clad Switchgear
Author: Allen Ray Johnson, Director
Department: Light & Power
Date: October 22, 2024

Background

We are planning a complete rebuild of our Northwest Substation which was originally constructed in the early 1970's. It is located to the east of the Viewmont High School football field, with access coming off 1350 North at 63 West, Bountiful, Utah.

This rebuild project is tentatively scheduled to begin in September 2025. We are planning to have the new substation completed and back in service by or before June 2026. If all the equipment and materials needed for the project cannot be received in time to meet this schedule, we may need to postpone the demolition and reschedule the in-service date.

We are in the process of bidding out the long lead items to determine the actual start time for this project.

One of the longer lead time items is the Metal-Clad Switchgear.

Analysis

We sent invitations to bid to eight switchgear manufacturers and have received the following two bids.

Local Sales Rep. (Switchgear Manufacturer)	Manufacturing Plant Location	Warranty	Total Price	Delivery
Roger Strong Associates (Powell Electric)	Houston, Texas	12/18	\$782,437	54-58 wks
Alles & Associates (Myers Power Products, Inc.)	Ontario, Canada	60	\$842,650	52-78 wks

Electrical Consultants, Inc. (ECI) is the electrical engineering firm that we have hired to assist us with the Northwest Substation project. ECI has reviewed the proposals and determined that both the proposal from Powell Electric, and from Meyers Power Products meet the specifications.

Department Review

This has been reviewed by the Power Department Staff and City Manager.

Significant Impacts

The Metal-Clad Switchgear will be purchased from the capital account 535300-474790, NW Substation. This equipment is within the estimated cost for this item.

Payments will be made as follows:

- 20% After Order Acceptance
- 25% At Approval Drawing Submittal
- 35% At Release to Manufacturer
- 20% At Time of Shipment

Recommendation

Staff recommend approval of the Metal-Clad Switchgear bid from Powell Electric Systems, Inc. for \$782,437.

This item will be discussed at the Power Commission meeting Tuesday morning, October 22, 2024, and we will bring their recommendation to the City Council meeting that night.

Attachments

None

City Council Staff Report



Subject: NW Substation Power Transformer
Author: Allen Ray Johnson, Director
Department: Light & Power
Date: October 22, 2024

Background

We are planning a complete rebuild of our Northwest Substation which was originally constructed in the early 1970's. It is located to the east of the Viewmont High School football field, with access coming off 1350 North at 63 West, Bountiful, Utah.

This rebuild project is tentatively scheduled to begin in September 2025. We are planning to have the new substation completed and back in service by or before June 2026. If all the equipment and materials needed for the project cannot be received in time to meet this schedule, we may need to postpone the demolition and reschedule the in-service date.

We are in the process of bidding out the long lead items to determine the actual start time for this project.

The new substation will have one new 25 MVA Power Transformer, with 3 feeders circuits.

This will be an upgrade from the existing one 15 MVA Power Transformer and 2 feeders circuits.

Analysis

We sent invitations to bid to eight transformer manufacturers and have received the following two qualifying bids for the purchase of the 25 MVA Power Transformer.

Local Sales Rep. (Transformer Manufacturer)	Manufacturing Plant Location	Warranty	Total Price	Delivery
Pacific Power Reps. (Virginia-Georgia Trans.)	Pocatello, Idaho	60/60	\$1,504,520	80-85 wks
WEG Transformers USA (WEG Transformers USA)	Washington, Missouri	60/66	\$1,548,354	120-130 wks
*Nexus Power (Hitachi Energy)	<i>Crystal Springs, Mississippi</i>	<i>60/66</i>	\$2,229,400	137 wks

**The bid from Nexus Power was not properly submitted in a sealed envelope but is shown for comparison.*

Electrical Consultants, Inc. (ECI) is the electrical engineering firm that we have hired to assist us with the Northwest Substation project. ECI has reviewed the proposals and determined that both the proposal from Virginia-Georgia Transformer, and from WEG Transformers meet the specifications.

We have experience with the Virginia personnel and product. We have purchased 8 new power transformers from Virginia in the last 18 years.

Department Review

This has been reviewed by the Power Department Staff and City Manager.

Significant Impacts

The Power Transformer will be purchased from the capital account 535300-474790, NW Substation. Payments will be made as follows:

- 30% advance with Purchase Order
- 30% upon drawing submittal
- 40% at time of shipment

Recommendation

Staff recommends the approval of the low bid for the Power Transformer from Virginia Transformer Corporation for \$1,504,520.

This item will be discussed at the Power Commission meeting Tuesday morning, October 22, 2024, and we will bring their recommendation to the City Council meeting that night.

Attachments

None

City Council Staff Report



Subject: Directional Boring Bid Approval
Author: Allen Ray Johnson, Director
Department: Light & Power
Date: October 22, 2024

Background

We have an underground distribution circuit and a streetlight circuit on our system that need to have new conduit installed. A power pole was struck by a vehicle and damaged the wire and conduit for the underground distribution system. A portion of this distribution system has direct buried cable and to repair it properly, a conduit needs to be installed. Also, there is an existing streetlight circuit that is no longer working and needs repairs. To minimize the inconvenience to residents and limit the restoration of property we have requested the contractor who has been working on our system to install these conduits using directional boring. There will be one (1) Distribution System Project and one (1) Streetlight Project site (see attached maps), each bore consists of 1 conduit with 1,400 total linear feet.

Analysis

In March and June, the City Council approved the bids from Big Iron Drilling to perform \$252,430 in directional boring for our anticipated distribution and street light systems. We would like to add an additional \$45,990 to their approval for the additional distribution and streetlight circuits for a total sum of \$298,420.

Department Review

This has been reviewed by the Power Department Staff and the City Manager.

Significant Impacts

This work is identified in the FY 2024-25 budget and is within the identified budget. The projects will be funded from the Distribution and Streetlight accounts.

Recommendation

Staff recommends the approval of the additional \$45,990 for the additional boring from Big Iron Drilling for a total approved amount of \$298,420.

This item will be discussed at the Power Commission meeting Tuesday morning, October 22, 2024, and we will bring their recommendation to the City Council meeting that night.

Attachments

Maps

**Maps of Bore Projects
Distribution Bores**

2720 South Orchard Drive



Streetlight Bores

Millbrook and Sunset Drive

